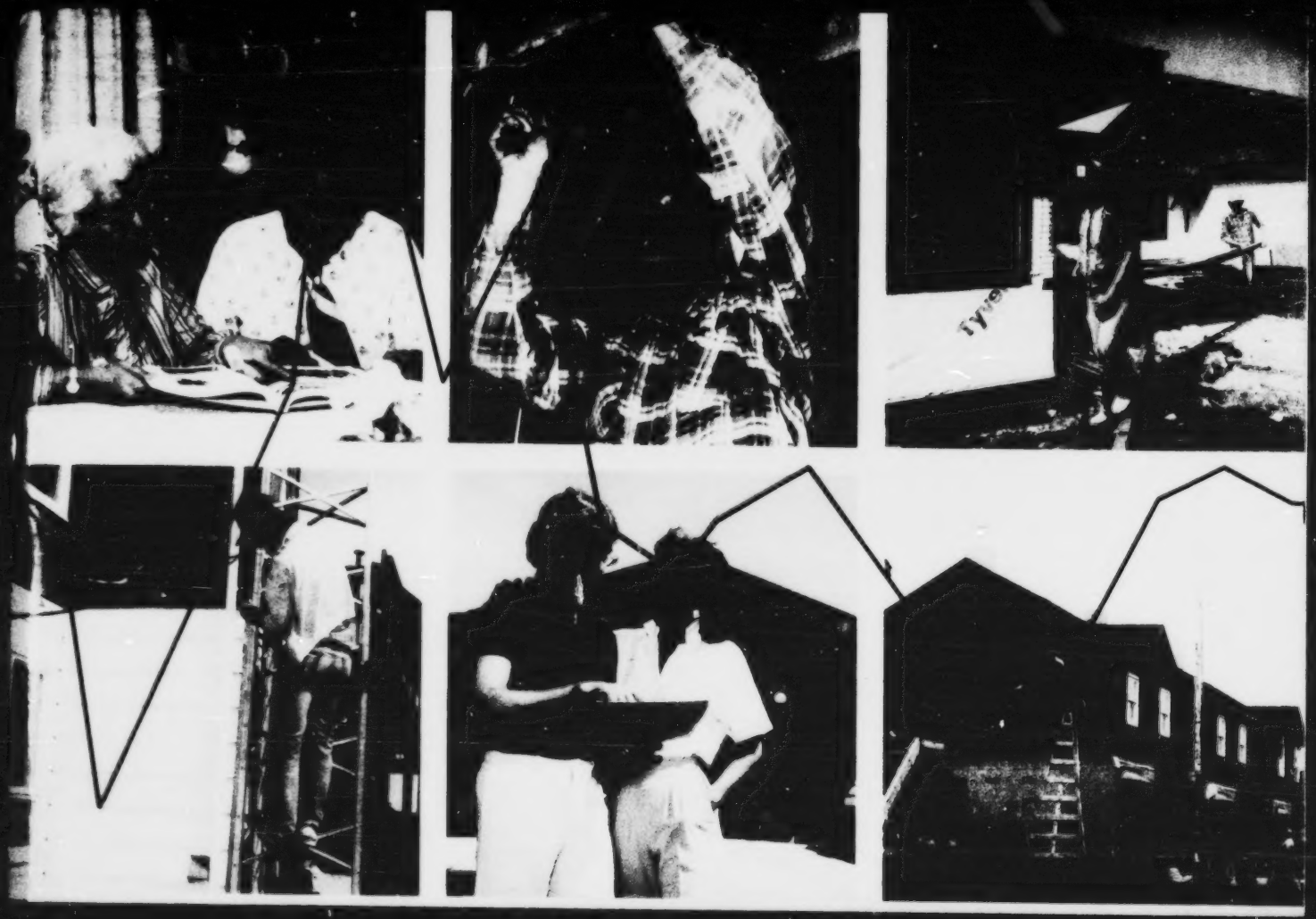

Housing Demand

in Saskatchewan 1985 - 1994

85-5547/

HOUSING DEMAND
IN
SASKATCHEWAN
1985-1994

PREPARED
BY
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RESEARCH DEPARTMENT
SASKATCHEWAN HOUSING CORPORATION
MAY 1985

FOREWORD

This paper was originally conceived as background to the development of an annual housing demand forecast process at the Saskatchewan Housing Corporation. The author recognizes that there are certain methodological problems inherent in this initial process. However, with a base to proceed from improvements as well as alternative methodologies can be more readily analyzed. A long range goal of the Saskatchewan Housing Corporation is to continue research into the development of a more accurate and theoretically sound methodology of projecting housing demand in Saskatchewan.

The views and projections in this report have been developed in accordance with normal forecast methods, however, they do not necessarily represent the official views of either the Saskatchewan Housing Corporation or the Government of Saskatchewan.

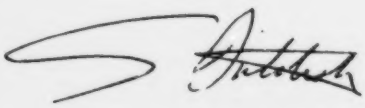
Dear Reader:

I am pleased to present the first in a series of technical reports prepared by the Saskatchewan Housing Corporation dealing with relevant issues affecting the Saskatchewan housing market.

This document is part of the on-going effort by the Corporation to assist housing agencies, interested groups and the provincial housing industry through the preparation of comprehensive research analysis.

During 1985, a series of reports will be produced on key housing issues.

The Saskatchewan Housing Corporation has developed an excellent research focus and I believe this document evidences that fact.



Sid Dutchak
Minister-in-charge
Saskatchewan Housing Corporation

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EXECUTIVE SUMMARY

THE SASKATCHEWAN HOUSING MARKET IS PRESENTLY UNDERGOING A SUBSTANTIAL CHANGE IN BOTH THE STRUCTURE AND LEVEL OF NEW HOUSING DEMAND.

1. LEVEL OF DEMAND

NEW HOUSING DEMAND IN SASKATCHEWAN IS PROJECTED TO AVERAGE APPROXIMATELY 5,600 STARTS PER YEAR BETWEEN 1985 AND 1989 AFTER WHICH IMPROVED MIGRATION PATTERNS AND POPULATION GROWTH SHOULD RESULT IN AN IMPROVEMENT TO APPROXIMATELY 6,300 STARTS PER YEAR BETWEEN 1990 AND 1994.

TABLE 1: PROJECTED STARTS

YEAR	STARTS
1985	5,186
1986	5,259
1987	4,969
1988	6,048
1989	6,358
1990	6,091
1991	6,057
1992	6,078
1993	6,479
1994	6,650

2. POPULATION

AT PRESENT, THE SASKATCHEWAN BUREAU OF STATISTICS IS PROJECTING AN ANNUAL COMPOUND POPULATION GROWTH RATE OF APPROXIMATELY 1.0% OVER THE FORECAST PERIOD WITH THE KEY COMPONENT BEING NET IN-MIGRATION. THIS GROWTH IMPARTS A SIGNIFICANT PORTION OF THE PROJECTED NEW HOUSING DEMAND AND GIVEN PAST POPULATION FLUCTUATIONS, AN ADDED DEGREE OF UNCERTAINTY.

3. FAMILY FORMATION

IN THE PAST TWO DECADES, A SIGNIFICANT PORTION OF NEW HOUSING DEMAND CAME FROM THE ENTRY OF THE "BABY BOOMERS" INTO THE HOUSING MARKET. THIS PHENOMENON HAS NOW PAST AND ALTHOUGH NEW DEMAND WILL CONTINUE TO BE CREATED FROM YOUNG PEOPLE ENTERING THE HOUSING MARKET, IT WILL BE AT A SIGNIFICANTLY REDUCED RATE. FAMILY HOUSEHOLDS ARE PROJECTED TO GROW BY APPROXIMATELY 2,200 PER YEAR THROUGHOUT THE FORECAST PERIOD.

4. **Non-Family Household Formation**

Throughout both the 1960s and 1970s the number of unattached individuals in Saskatchewan grew very quickly as did their ability to independently support a separate household. The percentage of non-family individuals forming a household grew from 26% to 68%. At the peak non-family households accounted for 4,200 new households each year in the late 1970s. Growth of the non-family population will be much slower in the future given a relatively older population, however, more importantly the rate of non-family household formation must slow down as it approaches the technical limit of one person per household. Non-family households will grow by approximately 2,700 per year over the forecast period.

5. **Rural-Urban Migration**

Rural-urban migration was a significant source of new housing demand from 1951 to 1971. The 1970s, however, marked a significant decline in this movement and a corresponding decline in the importance of this factor on new housing demand. Over the next ten years, rural-urban migration will continue but at a rate too low to be of significance to new housing demand.

6. **Urban-Rural Starts**

Past trends and present day economic factors both indicate that the farm population will decline much less rapidly over the next decade. Rural areas in general will, however, experience very little population growth, and in real terms will slip in size relative to the urban areas of the province. The higher relative population growth in urban areas together with higher levels of replacement and migration, all suggest that housing construction will be located in urban areas to a greater extent than in the past. By 1990, 75% of all new housing construction is projected to be in urban centres (centres over 10,000 people).

7. Single-Multiple Starts

The continued aging of the Saskatchewan population together with increasing urbanization of the province's population should serve to further accentuate the demand for rental accommodations. In the late 1970s approximately 40% of the dwelling units constructed were multiples, and this percentage is projected to grow to the point where by 1990 up to 45% of new housing construction will be rental units.

Over the past twenty years demographic trends, reinforced by economic gains, have combined to spur new housing demand in Saskatchewan. Except for net out-migration in the late 1960s, early 1970s, all factors have been positive, adding to demand. The 1980s and 1990s will see a reduction in the positive magnitude of many of these factors to the point where the normal or required level of demand for new housing will be 5,000 to 6,000 starts per year.

On the down side, there is every possibility that several demographic trends will become reversed and actually work against the demand for new housing. A case in point is family doubling. In the past there has been a gradual reduction in the number of families living together in one household to the point where this phenomenon is now a rare occurrence. With incomes rising less rapidly and higher unemployment, doubling could become a more popular living arrangement which in turn would have a negative impact on new housing demand.

The housing industry now operates in a market entirely different from the 1970s, and because of this, participants in this market must now begin to fashion business practices and programs to this new environment if they are to be successful.

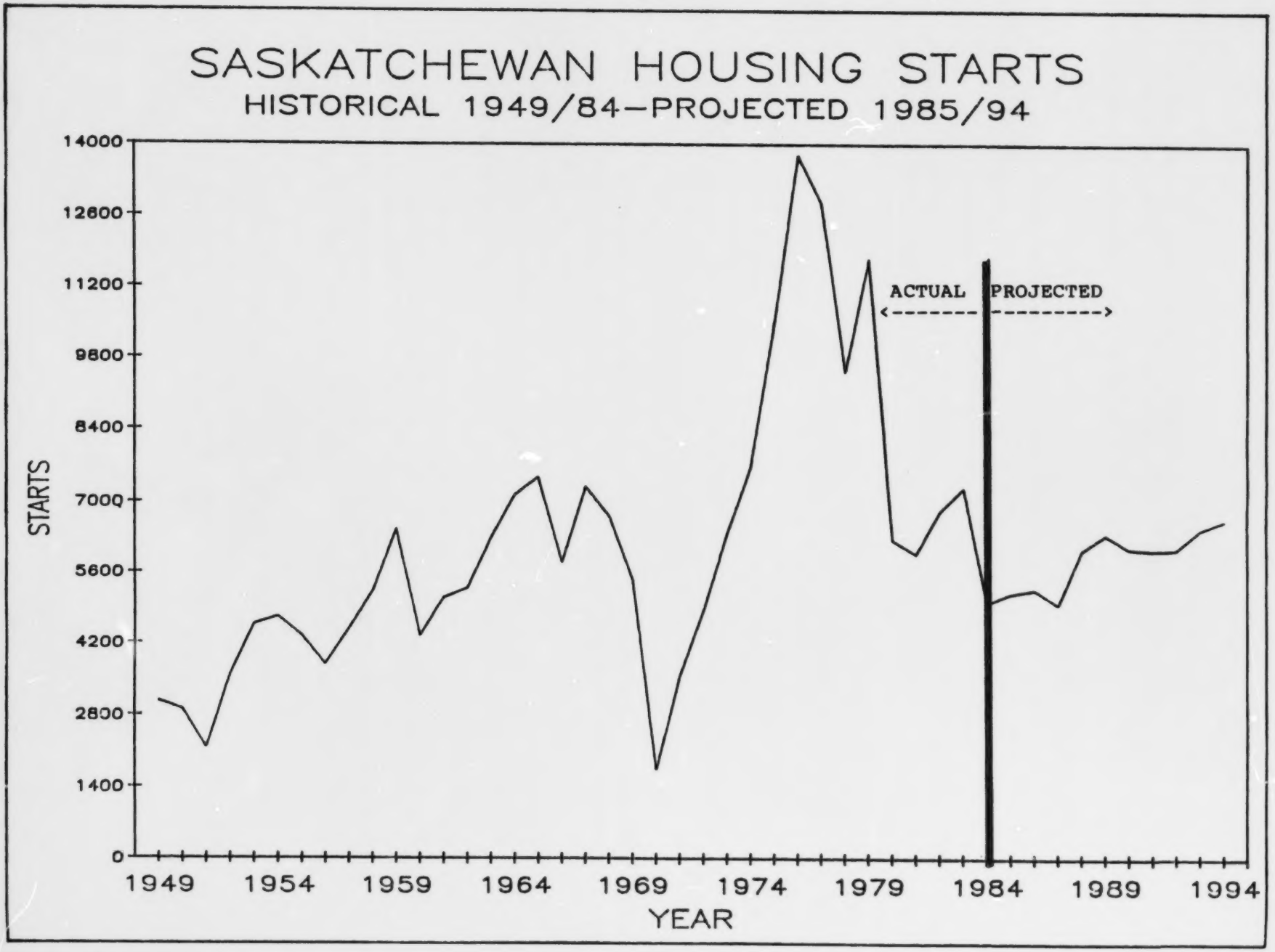


ILLUSTRATION 1

INTRODUCTION

The main objective of this study is to consider the possible level of housing construction and stock under assumed conditions of output from 1985 to 1994.

New construction takes place in response to a variety of requirements:

a) the need to increase the housing stock as population grows;

b) the need to increase the housing stock as family sizes change;

c) the need to increase the housing stock as people move to or between cities;

d) the need to alter the composition of the housing stock as tastes or incomes change; and

e) the need to maintain the housing stock as a consequence of diverse withdrawals of dwellings from use.

Schematically these factors can be outlined as follows:

```
Family + Non-Family Households = Total Households
Total Households = Occupied Housing Stock
Occupied Housing Stock + Total Vacancies =
                                Total Housing Stock

Net Increases in Total Housing Stock + Net Rural
Abandonments + Demolitions + Conversion Losses +
Other Factors = Units Constructed
```

Demographic developments have usually been the key determinants of housing construction in the past. Up to the mid 1960s, the greatest demand for housing, particularly in the urban areas, arose not so much from family formation, but as the result of urban-rural migration in Saskatchewan. Although this migration has remained as an important source of demand, the dramatic rise in demand throughout the early and mid 1970s was a result of higher rates of family formation, a consequence of the "post war baby boom".

In addition, higher levels of incomes and improvements in social security have meant that more and more individuals who are not members of families have been able to rent or purchase separate accommodation. This phenomenon of so called non-family households has in fact been an important source of housing demand throughout both the 1960s and 1970s. The same conditions have also facilitated the increased

undoubling of existing families in shared accommodations. These various demographic and related developments and their relevance to household formation up to 1994 are considered in the first section of this study.

Additional need for new construction arises from a number of other factors. For example, as the housing stock grows, the number of unoccupied dwellings should also grow, to provide a vacancy rate to facilitate mobility. New housing is also stimulated by the need to replace losses to the housing stock. Such losses may be due to accidental causes, or it may be the effect of demolitions associated with shifts in the use of land. Movements of households away from low income areas may also create new demands on the housing stock, and thus, encourage new construction. Such household shifts, for example, as with rural-urban migration, often result in abandonment of substandard rural dwellings. These additional factors, which indirectly tend to raise the level of new construction, are examined in the second section of this study.

The trend towards construction of apartments has been marked over the past decade. On the basis of the age structure of household heads in the coming years, and in light of continued urbanization, the demand for rental accommodations is anticipated to continue, resulting probably in some further relative increase in apartment construction.

The general technique employed in this study consists of the projection of demographic data to obtain the changes in occupied housing stock throughout the forecast period along with an appraisal of certain additional factors which tend to exert indirect influence on the level of construction. Particular emphasis is placed on identifying the direction and extent of the various casual flows in determining the housing demand.

This study is based on one general assumption: Rising levels of incomes and employment close to potential employment.

The emphasis to this point has been on the long term, where trends usually prevail. This very fact means that an alternative approach should be taken in projecting the short term as opposed to the long term. This paper does not examine these alternatives, however, the fact that they exist and are more suited for the short run should be kept in mind where such a projection is warranted. A clear dichotomy of approach is required for alternative time frames.

CHAPTER 1: DEMOGRAPHIC FACTORS

The future course of housing demand will in part, be determined by demographic factors especially net family formation. Additional factors will be:

1. doubling/undoubling of families;
2. non-family household formation;
3. urban-rural migration.

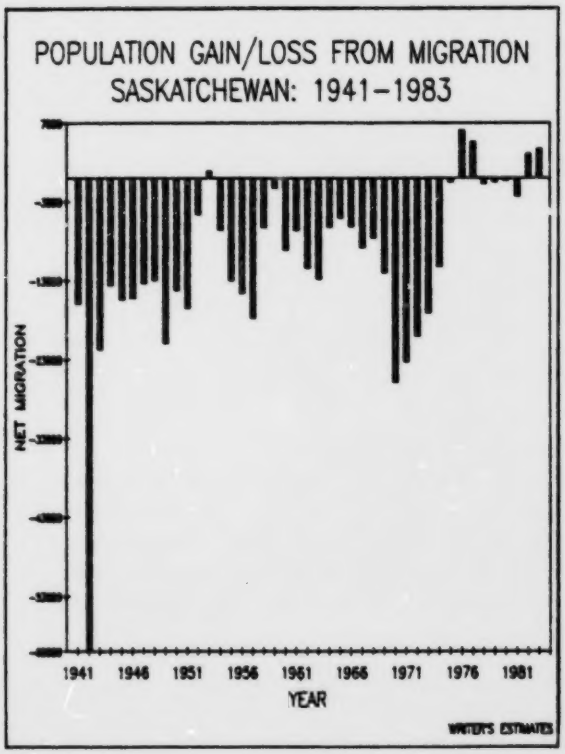
FAMILIES AND FAMILY FORMATION

Historical Trends

Migration

Since the 1940s, family formation has alternated between periods of absolute stagnation and rapid increase. In general, the key component in these fluctuations has been migration. Saskatchewan has historically had a net out-migration, and at certain times during the 1940s, late 1960s and early 1970s, it has become overwhelming. For instance, between 1969 and 1973 approximately 100,000 people left the province (net migration) which translates to roughly 13,000 families (Illustration 2). This caused family formation to not only stagnate but to decline by 1,000 between 1966 and 1971 (Table 2). Over and above net migration, there are three additional components of family formation. These are marriages, deaths of married persons and divorces.

ILLUSTRATION 2



Marriages

Marriages are the major factor in new family formation in Saskatchewan and in most years are responsible for 100% of the new families formed (given Saskatchewan's historical trend of a negative net migration). The number of marriages is largely a function of the marriageable individuals available in the population. This fact alone accounts for the relatively stable marriage rate depicted in Illustration 3, however, other factors, such as the sex ratios within relevant age groupings, pressures to extend the level of formal education and especially variations in the level of economic activity do exert

some influence on the decision to marry. The shift in the age structure of Saskatchewan's population from a young to a middle aged population has already resulted in the marriage rate falling by some 13% in the last ten years (see Table 2).

ILLUSTRATION 3

Deaths

When a spouse in a two person family dies, the family household ceases to exist and the remaining spouse becomes a non-family household. Although the Saskatchewan Bureau of Vital Statistics does not collect this precise information it does collect deaths by marital status, the difference being families with dependent children which suffer the loss of a parent. Dismissing this difference as negligible, historical information demonstrates that roughly 47 to 48% of Saskatchewan deaths occur with married couples. This level has been quite constant over the past decade and it can be assumed that it will remain at this level in the foreseeable future.

Divorces

The final factor affecting net family formation is the divorce rate. Unlike marriages which have a relatively stable rate per thousand population, the divorce rate has skyrocketed over the past fifteen years from eighty-eight per hundred thousand in 1971 to two hundred and two per hundred thousand in 1983 (Illustration 3).

The high rates will make divorce an increasingly important component of both net family and non family formation in Saskatchewan.

Table 2 summarizes these various factors and their impact upon net family formation.

Projected Trends

Population

As a basic step towards forecasting family formation, a detailed population projection including information on migration is required. The demographic projections issued by the Saskatchewan Bureau of Statistics will be utilized, in particular, the projection which they refer to as their most likely (see Appendix I for their projection).

Marriages

Table 3 summarizes the projection of net family formation in Saskatchewan over the next ten years. This projection is based on the following set of assumptions. First, the number of marriages is projected based on a declining marriage rate consistent with the lower number of marriageable individuals indicated in the Bureau of Statistics projections. The rate is assumed to fall from 7.5 per thousand in 1983 to 6.4 per thousand in 1994. The resulting number of marriages would maintain the percentage of males married similar to that found in 1981 (see Illustration 4).

ILLUSTRATION 4

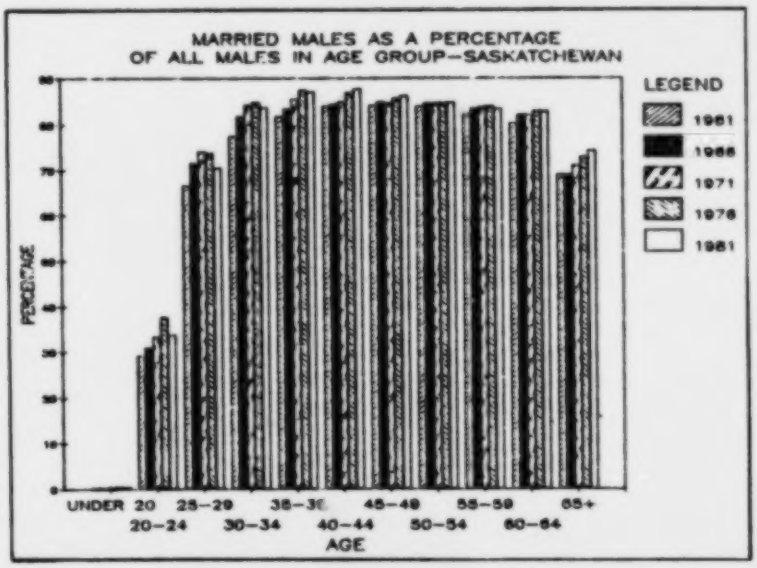


TABLE 2: COMPONENTS OF NET FAMILY FORMATION SASKATCHEWAN (Historical)

Year	1 Census Families (Census Years)	2 Marriages (+)	3 (1) Deaths of Married Persons (-)	4 Divorces	5 (2) Divorces With No Dependent Children (-)	6 (7) Net Migration	7 Five Year Average of Population Migrated	8 Five Year Average of Families/ 1,000 Migrants	9 Net Family Formation (#)
1941	188,944	7,036	3,035	152	105	(16,006)			1,729
1942		7,207	2,909	210	144	(59,999)			(3,970)
1943		6,172	3,127	179	122	(21,850)			(35)
1944		5,919	3,033	232	157	(13,684)			880
1945		6,369	3,021	287	192	(15,497)	(25,407)	135.4	1,058
1946	188,606	8,279	3,018	518	344	(15,311)			2,528
1947		7,674	3,107	520	343	(13,424)			2,129
1948		7,171	3,053	339	222	(13,066)			1,857
1949		7,037	3,100	296	192	(21,066)			458
1950		6,904	3,874	293	189	(14,303)	(15,434)	156.0	610
1951	196,188	6,805	3,027	233	149	(16,565)			(224)
1952		6,944	3,114	230	146	(4,680)			2,595
1953		7,186	3,143	223	140	984			4,134
1954		6,953	2,973	255	159	(6,658)			2,273
1955		6,494	3,131	242	150	(13,085)	(8,001)	232.6	169
1956	205,135	6,403	3,133	226	139	(14,693)			542
1957		6,510	3,169	246	150	(17,843)			47
1958		6,464	3,047	286	173	(6,360)			2,124
1959		6,388	3,291	277	166	(1,316)			2,699
1960		6,209	3,228	213	127	(9,220)	(9,886)	176.2	1,229
1961	211,776	6,149	3,340	251	148	(6,706)			1,282
1962		6,044	3,292	281	164	(11,518)			219
1963		6,197	3,497	331	192	(12,902)			(146)
1964		6,382	3,465	315	181	(6,309)			1,438
1965		6,806	3,462	312	178	(5,161)	(8,519)	205.7	2,105
1966	216,674	6,987	3,491	321	181	(6,266)			1,345
1967		7,579	3,497	399	223	(8,896)			1,062
1968		7,747	3,524	384	213	(7,699)			1,588
1969		7,668	3,521	882	484	(12,100)			(141)
1970		7,317	3,512	871	408	(25,971)	(12,186)	314.4	(4,768)
1971	215,760	7,813	3,613	816	364	(23,396)			785
1972		7,877	3,609	827	366	(20,128)			1,277
1973		7,847	3,651	887	384	(17,160)			1,574
1974		7,988	3,652	1,039	429	(11,304)			2,434
1975		8,066	3,664	1,131	480	(593)	(9,564)	130.4	3,845
1976	225,675	7,563	3,724	1,207	535	6,165			6,483
1977		7,237	3,563	1,474	657	4,722			5,452
1978		7,139	3,707	1,428	588	(801)			2,431
1979		7,272	3,506	1,528	647	(575)			2,822
1980		7,561	3,718	1,836	822	(406)	4,696	515.8	2,812
1981	245,675	7,329	3,566	1,932	840	(2,373)			2,725
1982	(4) 248,400	7,491	3,873	1,819	797	3,167			3,085
1983	(5) 251,549	7,504	(5) 3,700	2,008	(5) 880	2,697			3,149
1984	(5) 254,764	(5) 7,450	(5) 3,500	(5) 2,100	(5) 920	2,223			3,215

TABLE 2: COMPONENTS OF NET FAMILY FORMATION CONTINUED
SASKATCHEWAN (Historical)

NOTES:

(1) Actual figures for deaths of married persons is unavailable prior to 1971, therefore, the number is calculated based on the factor .47 developed from analysis of the 1971-1983 period.

(2) Actual figures for divorces with no dependent children is unavailable prior to 1978, therefore, Canadian breakdowns are used back to 1969 after which the percentage is increased at a half percentage per year based on difficulty of divorce for married couples with children.

(3) The five year average of families per thousand immigrants is calculated as a residual of the difference in census families plus marriages minus death of married people less divorces with no dependent children over five year periods.

(4) Column 9 = Column 2 - Column 3 - Column 5 - (Column 6 x (Family/Migrant Ratio)).

(5) Statistics Canada Estimate, Catalogue 91-204.

(6) Writer's Estimates.

(7) The measurement of census families is a stock measurement as of June 1 for the year in question, however, marriages, deaths, etc., are a flow measurement for an annual time period. Combining them as has been done in this table creates a certain amount of "time" error which is caught in the net migration estimate.

(8) Writer's Estimate - see Table 30 for description of estimate and comparison to Statistics Canada's estimates.

Deaths

Deaths of married individuals is projected based first on the number of deaths under the Bureau of Statistics scenario and assuming a continuance of the historical ratio of deaths of married people to deaths in total. The ratio has historically been very constant never deviating much from .47.

Divorces

Historically, divorces have not been a major factor in net family formation, however, this has changed rapidly over the past twenty years. The divorce rate per hundred thousand population reached 202 in 1983, averaging an annual compound increase of 7.18% per year between 1971 and 1983. This rate is assumed to continue increasing through to 1988 after which it declines by 3% per year to 0% from 1991 to 1994. The level of divorces with no dependent children is held constant at 44% of total divorces consistent with the level found throughout the 1970s.

Migration

Net migration is obtained from the Bureau of Statistics projections and is translated into families based on the results of past migration. The years 1985 to 1989 exhibit very low levels of net in-migration with one year even showing a net out-migration. Assuming past occurrences are a guide to the future this should mean a larger proportion of families moving in similar to the 1976-80 period. A ratio of 300 families per thousand immigrants will be used. The years 1990-94 exhibit the same trend, but it is more pronounced therefore a higher ratio of 400 families per thousand immigrants will be used.

Doubling

Net family formation does not translate directly into net family household formation. In fact, in recent years, the rate of net family household formation has consistently exceeded the rate of net family formation. This is explained by the fact that an increasing portion of existing families have been able to establish a separate household. Undoubling of families has in the past been an important source of demand, however, it has basically peaked in importance and in the future might even be a source of weakness.

Generally, the rate at which doubling or undoubling will occur depends on income, employment and the level of rents. The availability of suitable dwellings and subsidized housing also influcences the rate of doubling and undoubling. Most importantly this phenomena must not be viewed as resulting from crowding considerations but rather as an area of weakness/strength in effective demand resulting from the welfare of families in the lowest income categories, that is among the families having the lowest propensity to spend on housing. Very little doubling up is voluntary and constraints imposing this form of housekeeping are usually financial.

TABLE 3: COMPONENTS OF NET FAMILY FORMATION SASKATCHEWAN (Projected)

Year	Population	Marriages	Deaths of Married Persons	Divorces With No Dependent Children	Net Migration (Families)	Net Family Formation	Census Families
1985	1,017,802	7,430	3,720	1,039	452	3,123	257,887
1986	1,029,286	7,411	3,733	1,128	160	2,710	260,597
1987	1,039,890	7,383	3,760	1,222	(50)	2,351	262,948
1988	1,049,759	7,348	3,786	1,321	14	2,255	265,203
1989	1,059,738	7,312	3,818	1,390	104	2,208	267,411
1990	1,069,853	7,275	3,852	1,422	186	2,187	269,598
1991	1,079,885	7,235	3,889	1,435	308	2,219	271,817
1992	1,089,986	7,194	3,929	1,448	470	2,287	274,104
1993	1,100,238	7,152	3,973	1,462	645	2,362	276,466
1994	1,110,672	7,108	4,017	1,476	1,026	2,641	279,107

The proportion of families maintaining separate dwellings rose from 96.4% in 1951 to 99.2% in 1981. The possibility of a significant increase in the percentage of families maintaining a separate dwelling in the future is remote and it might even be suggested a decrease would result if unemployment were to continue increasing and income growth remained curtailed. The percentage found to maintain separate dwellings in 1981, 99.2%, will be carried through the entire forecast period. This will result in 2,063 families doubled up in 1985 and 2,233 families doubled up by 1994.

The final projection of family households in Saskatchewan follows:

TABLE 4: FAMILY HOUSEHOLDS IN SASKATCHEWAN
(Projected)

Year	Census Families	Family Households
1985	257,887	255,824
1986	260,597	258,512
1987	262,948	260,844
1988	265,203	263,081
1989	267,411	265,271
1990	269,598	267,441
1991	271,817	269,642
1992	274,104	271,911
1993	276,466	274,254
1994	279,107	276,874

Non-Family Households

The rate of non-family household formation has increased dramatically in relative comparison to family household formation over the past twenty years. The housing demand which has resulted from the increase in non-family households reflects important changes in both attitudes and preferences. Such factors as the availability of bachelor apartments, the declining popularity of boarding houses, the increase in divorces/separations and an increased income base to maintain independent households earlier and later in life have all strongly promoted the growth.

The growth in non-family households has resulted in part simply from growth in the non-family population. Only 12% of the population was non-family in 1951 whereas presently 14% are categorized as non-family.

TABLE 5: NON-FAMILY POPULATION

	1951	1961	1971	1981
Number	99,955	112,374	104,290	131,470
Percent of Total Population	12.0	12.1	11.5	14.0

SOURCE: Statistics Canada Censi

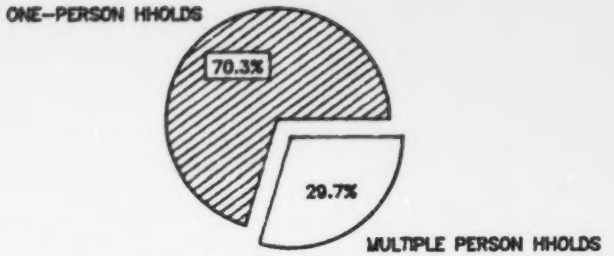
The increased non-family population acccunts for only a small percentage of the overall growth. A second factor has been the movement from multiple to one person non-family households. Table 6 details this and although the trend has slowed down in the past decade, it still remains as an important source of new household formation. The best conventional measure of how much further change is possible comes from examining persons per non-family household.

TABLE 6: TRENDS IN NON-FAMILY HOUSEHOLDS

	NUMBER						
	1951	1956	1961	1966	1971	1976	1981
Non-Family	33,075	37,772	39,640	47,923	55,480	67,770	88,955
One-Person	23,276	28,167	31,309	38,156	44,550	55,120	74,520
Multiple Person	9,789	9,605	8,331	9,767	10,930	12,650	14,435
	PERCENT						
Non-Family	100.0	100.0	100.0	100.0	100.0	100.0	100.0
One-Person	70.3	74.6	79.0	79.6	80.3	81.3	83.8
Multiple Person	29.7	25.4	21.0	20.4	19.7	18.7	16.2

SOURCE: Statistics Canada Censi

TRENDS IN NON FAMILY HOUSEHOLDS
SASKATCHEWAN



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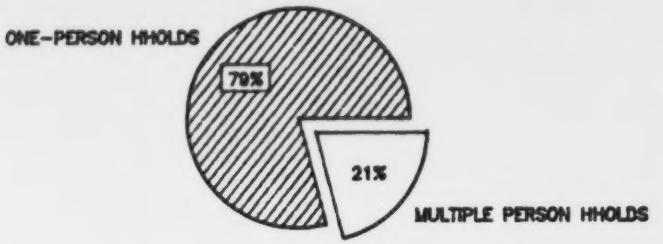

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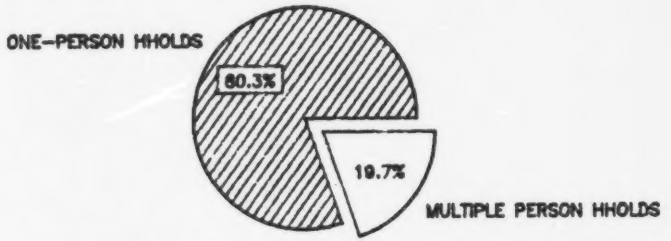
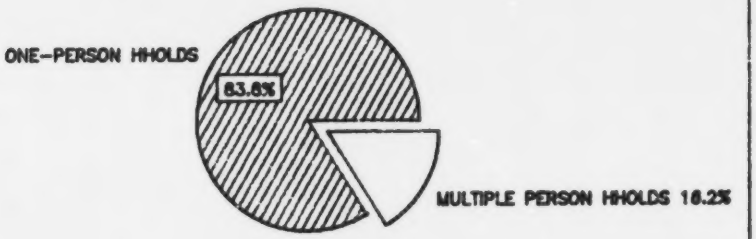


1971



1981

ILLUSTRATION 5

TABLE 7: NON-FAMILY POPULATION PER NON-FAMILY HOUSEHOLD

1961	1966	1971	1976	1981
2.8	2.6	1.9	1.6	1.5

SOURCE: Statistics Canada Censi

By definition, the very minimum for persons per non-family household is one. At present Saskatchewan has 1.5 persons which translates to a possible 44,500 additional households which could be formed from within the non-family population. In practical terms there are social, financial, and technical constraints to a further decline in this ratio and although it has fuelled housing demand in the past, it should not be expected that it will continue to do so in the future.

The age structure of the population also plays a significant role in non-family household formation. In 1981, 38.5% of all non-family household heads were over 65 while 18.5% were under 25. The over 65 age group will become even more important as the percentage of the population over 65 increases (Table 8).

A closer look at the age of non-family households by sex shows that the increase between 1976-1981 was due in large part to household formation by females over 55 years of age. There is also a tendency for females in all age groups to form households of this type but it is not as pronounced as in the group 55 and over. Between 1971 and 1981 about two-thirds of the new households of this type were set up by females, the majority of whom were widowed and often pensioned.

The real income of this group in the population is affected not so much by economic growth and relatively high employment, as by changes in pensions, price levels and asset holdings at retirement, since the majority of these people normally live on fixed incomes. The substantial improvements in pension planning and income security plans during the 1970s have undoubtedly had a favourable income effect on this group. This would apply especially to home owners in the age group over 65 because of the prevalence of mortgage free ownership.

The establishment of separate households by unattached young adults during the 1970s was also a significant factor in non-family household formation for two reasons -- the post war baby boom maturing and the higher incidence of rural-urban migration among young adults, who without family ties and friends set up one person non-family households. This factor may be inconsequential to housing demand in the future however, as the younger age groups diminish relative to the total population.

TABLE 8: NON-FAMILY HOUSEHOLD HEADS BY AGE AND SEX

Age	HOUSEHOLD HEADS RELATED TO POPULATION, BY AGE, PERCENT												
								MALE			FEMALE		
	1951	1956	1961	1966	1971	1976	1981	1971	1976	1981	1971	1976	1981
Under 25	2.0	2.3	2.2	1.1	1.4	2.7	3.9	1.2	2.5	3.7	1.7	2.9	4.1
25-34	3.0	2.9	2.8	3.2	3.9	5.7	9.5	5.1	7.2	11.4	2.6	4.1	7.6
35-44	3.5	3.4	3.1	3.5	3.9	3.8	4.8	5.6	5.2	6.5	2.1	2.3	3.1
45-54	6.4	5.9	5.4	5.8	6.3	6.5	7.4	7.9	7.9	8.9	4.8	5.1	5.8
55-64	9.4	11.0	11.0	11.9	12.8	13.2	13.9	10.9	10.9	11.5	14.2	15.6	16.1
65 and Over	17.2	19.0	20.1	23.1	25.5	27.5	29.5	17.4	17.4	17.6	33.7	36.9	39.9
TOTAL	5.7	6.4	6.5	5.0	6.0	7.4	9.2	5.3	6.3	8.0	6.7	8.4	10.4
	NUMBER												
Under 25	2,590	2,975	2,810	5,051	6,315	11,600	16,440	2,655	5,470	8,050	3,660	6,130	8,395
25-34	3,600	3,491	3,197	3,393	3,865	6,595	14,115	2,580	4,265	8,620	1,285	2,325	5,500
35-44	3,790	3,988	3,618	3,820	3,820	3,420	4,645	2,815	2,375	3,170	1,005	1,055	1,480
45-54	5,060	5,174	5,281	6,001	6,460	6,255	6,810	4,020	3,815	4,155	2,440	2,440	2,650
55-64	6,500	7,211	7,514	9,104	10,865	11,805	12,690	4,715	4,785	5,175	6,150	7,015	7,515
65 and Over	11,535	14,932	17,220	20,554	24,200	28,105	34,245	8,290	8,555	9,510	15,910	19,545	24,735
TOTAL	33,075	37,772	39,640	47,923	55,540	67,775	88,950	25,080	29,265	38,680	30,455	38,510	50,270

SOURCE: Statistics Canada Censi

TABLE 9: POPULATION IN HOUSEHOLDS SASKATCHEWAN (Historical)

Year	Total Population	Population in Private Households	
		Number	Percent of Total
1941	895,992	894,987	99.9
1951	831,728	808,440	97.2
1956	880,665	850,784	96.6
1961	925,181	883,526	95.5
1966	955,344	926,442	97.0
1971	926,245	910,248	98.3
1976	921,325	894,340	97.1
1981	968,313	941,415	97.2

* The difference between these two categories is persons in collective households.

SOURCE: Statistics Canada, Censi

TABLE 10: POPULATION IN HOUSEHOLDS SASKATCHEWAN (Projected)

Year	Total Population	Population in Private Households	
		Number	Percent of Total
1985	1,017,802	990,321	97.3
1986	1,029,286	1,001,495	97.3
1987	1,039,890	1,011,813	97.3
1988	1,049,759	1,021,416	97.3
1989	1,059,738	1,032,185	97.4
1990	1,069,853	1,042,037	97.4
1991	1,079,885	1,051,808	97.4
1992	1,089,986	1,061,646	97.4
1993	1,100,238	1,071,632	97.4
1994	1,110,672	1,082,905	97.5

Non-family household formation in the "other" age groups represents a relatively small proportion of the total. Much less is known about households in this category, but the increased availability of suitable and attractive apartment units constructed in the 1960s and 1970s on a larger scale than ever before, in conjunction with urban growth and changing preferences, appear to explain this phenomenon to a very large extent. In many ways supply created its own demand.

The projection of non-family households can be accomplished in a variety of ways. The method to be used in this study is as follows. First the population in private households is determined. Table 9 illustrates the historical breakdown and Table 10 the projected breakdown assuming a gradual increase in the ratio from 97.3% in 1985 to 97.5% in 1994. This is consistent with the prevailing medical and societal trend of incorporating previously institutionalized people into the community. By subtracting the number of persons in family households we will then arrive at the number of persons in non-family households.

TABLE 11: PROJECTED POPULATION IN PRIVATE HOUSEHOLDS SASKATCHEWAN

Year	Population in Private Households	Population in Family Households (1)	Population in Non-Family Households
1985	990,321	851,027	139,294
1986	1,001,495	859,970	141,525
1987	1,011,813	867,728	144,085
1988	1,021,416	875,170	146,246
1989	1,032,185	881,119	151,066
1990	1,042,037	886,977	155,060
1991	1,051,808	892,919	158,889
1992	1,061,646	899,061	162,585
1993	1,071,632	905,426	166,206
1994	1,082,905	912,680	170,225

(1) See Table 40 for persons per family projection

TABLE 12: SUMMARY OF FAMILIES AND HOUSEHOLDS

	1951	1956	1961	1966	1971	1976	1981
Total Families	190,137	196,188	211,776	216,674	215,760	225,675	245,675
Families Forming Households	186,063	189,160	205,784	212,899	212,360	223,375	243,760
% of Families Forming Households	97.8	96.4	97.2	98.3	98.4	99.0	99.2
Non-Family Households	28,876	33,075	39,640	47,923	55,480	67,770	88,955
% of Non-Family Persons Forming Households	26.0	33.1	35.3	n/a	53.2	61.3	67.7
Total Number of Households	214,939	222,235	245,424	260,822	267,840	291,145	332,715

SOURCE: Statistics Canada Censi.

The demand for new housing from non-family household formation is expected to remain well into the 1990s. The projections of new non-family households are based on prospective changes in the age structure of the adults population and on the propensities of the various age groups to set up such households. The age groups which supply the largest number of non-family household heads, namely those over 55, especially women, will provide a growing demand base. For this reason the percentage of non-family population forming households is estimated to continue to grow by .2% per year from 67.7% in 1981 to 70.3% in 1994. The rate of growth during this period is, however, much lower than throughout the 1960s and 1970s recognizing both a playout of this demand technically and the tighter economic circumstances of the 1980s.

TABLE 13: NON-FAMILY HOUSEHOLDS SASKATCHEWAN (Projected)

1985	95,416
1986	97,228
1987	99,275
1988	101,056
1989	104,689
1990	107,767
1991	110,746
1992	113,647
1993	116,510
1994	119,668

TABLE 14: PROJECTED NEW HOUSEHOLDS IN SASKATCHEWAN

Year	Family	Non-Family	Total	New Households
1985	255,824	95,416	351,240	4,103
1986	258,512	97,228	355,740	4,500
1987	260,844	99,275	360,119	4,379
1988	263,081	101,056	364,137	4,018
1989	265,271	104,689	369,960	5,823
1990	267,441	107,767	375,208	5,248
1991	269,642	110,746	380,388	5,180
1992	271,911	113,647	385,558	5,170
1993	274,254	116,510	390,764	5,206
1994	276,874	119,668	396,542	5,778

Based upon the assumptions used in the preceding demographic projections, the demographic demand for housing will remain relatively weak for the remainder of the decade. A gradual return to net out-migration in 1987 as well as very little new demand from changes in the persons per family and non-family household mainly account for the sharp reduction from mid 1970s levels. By the early 1990s, higher levels of net in-migration will have added some strength to housing demand, however, it will still not reach previous highs because of the playout of various demographic trends.

CHAPTER 2: HOUSING INVENTORY

Since the net increase in the number of households is defined as the net increase in the occupied housing stock, the preceding household estimates provide a very important element in appraising the volume of new housing construction over the forecast period. Briefly the basic factors influencing the volume of total new housing construction may be traced to the following simplified schematic outline.

Family + Non-Family Households = Total Households
Total Households = Occupied Housing Stock
Occupied Housing Stock + Vacancies = Total Housing Stock

Net Increases in Total Housing Stock +
Net Rural Abandonments + Other Factors =
Units Constructed

Other Factors = Conversion + Demolitions +
Fire Losses + Etc.

Households

A causal relationship between net household formation and new construction may be a direct one -- for example, when a new family rents a new apartment or buys a new house; or it may be an indirect one -- for example, when a new family purchases a house from some other family who in turn will buy a new house, etc. Similarily, the total demand for housing is more strongly sustained if a rising number of people are enabled to continue the maintenance of households. For example, due to improved pension security.

Vacancies

The number of vacancies in the total housing stock appears likely, over the long run, to grow roughly in proportion to growth in the total stock. This assertion is predicated in part on the concept of a long term or "frictional" vacancy rate associated with household mobilities and transfers of properties. These rates do not take into account long term deviations as a consequence of temporary overbuilding or underbuilding since it is assumed that during longer periods, such as the period under examination, the market would tend to equate marketable supply with demand in housing.

Other Factors

1. **Replacement**
   The allowance for replacement demand is based on the simple observation that a certain amount of construction is required each year to maintain the existing stock of

dwellings (given certain assumptions about the rate of vacancies and the level of accommodation-sharing families and persons). The need for replacing dwellings is related to various factors, such as removal due to age, demolition as a consequence of shifting land use, accidental destruction due to fire or flood, or abandonment due to migration (this is important with respect to rural areas, especially the farm).

However, the causal relationship between removal and construction is not necessarily a direct one. Given a sufficient rate of new home building, over and above the needs of the population growth, the poorer dwellings in the stock would become unmarketable as dwelling space. As permanently vacant accommodation, they will no doubt revert to the public in due course for tax default or be sold to private interests to make way for new land uses. In either case, they would eventually be demolished. But the demolition would follow their effective removal from the useful housing stock and not bring it about.

The accumulation of vacant dwellings, provided they are confined to the dwellings of the poorest quality in the stock, need not inhibit the demand for new housing. Consequently, any upper limit to the rate of dwelling unit withdrawals from the housing stock over any given period of years depends on the upper limit of new home building possibilities.

2. **Conversions**
Additions to the total inventory of dwelling units may also result from converting existing large dwellings into several smaller units or from changing a building from non residential to residential use. Similarily, deconversions and shifts of dwellings out of residential use represent deductions from the stock of housing. The net difference between these gross additions and gross removals has some significance for the level of new construction. During periods of housing shortages, this net difference would tend to be positive since construction of new housing would be augmented by conversions in order to satisfy demand for total housing. In the absence of housing shortages, and under conditions of expanding incomes, the demand for converted dwelling units would be weak, and the net residual between conversions and deconversions could be zero or even negative.

Historical Trends and Forecast Assumptions

The following is a more detailed discussion of vacancies and other factors which must be taken into account, in addition to the previously estimated demographic factors, in projecting housing construction out to 1995.

The overall vacancy rate for Saskatchewan housing stock has remained fairly steady at approximately 6% over the past thirty years. This pattern was broken briefly in the late 1960s, early 1970s when large scale emmigration outpaced market adjustments and the vacancy rate jumped to 7.2%.

TABLE 15: VACANT DWELLINGS

		RURAL			URBAN		
Year	Sask.	Number	% of Total	Vacancy Rate	Number	% of Total	Vacancy Rate
1951	14,014	12,097	86.3	7.3	1,097	13.7	1.5
1961	15,103	13,203	87.0	8.8	1,900	13.0	1.7
1971	20,880	12,135	58.1	9.3	8,745	41.9	5.6
1981	21,970	12,390	56.4	8.8	9,585	43.6	4.4

An important factor in analysing the vacancy rate is the relatively high proportion of vacant rural dwellings which over time are likely to become permanently unmarketable. A truer vacancy rate overlooking farm vacancies and accounting mainly for frictional vacancy would be 4 or 5%. This compares very favourably to other Canadian provinces as demonstrated in Table 16.

The assumed vacancy rate for the years 1985-1994 will be 6% to account for frictional vacancies and the continuing high rural/farm vacancy rates resulting from rural-urban migration. Given this assumed vacancy rate and the level of occupied housing stock required, the data implies a stock of some 25,300 vacant dwellings by 1994.

Table 18 provides a historical comparison of the housing stock with the projections developed in this paper. The factors underlying the historical and projected stock are also listed to provide a firmer basis for analysis. As can be readily observed, the annual increases in projected housing stock are above the historical levels, and it is only the 1971-1976 period which makes the projections appear as somewhat of a downturn.

The stock concept and projections are a good indication of the market demand for new housing, however, other factors must be included in moving from a stock to a flow concept.

TABLE 16: VACANCY RATES BY PROVINCE

	1981	1971	1961
Canada	4.8	4.6	4.0
Newfoundland	6.4	5.2	5.1
Prince Edward Island	6.0	5.2	5.9
Nova Scotia	4.8	4.2	4.3
New Brunswick	4.9	4.0	4.0
Quebec	5.6	5.1	4.2
Ontario	4.1	3.7	3.5
Manitoba	5.3	5.2	3.8
Saskatchewan	6.2	7.3	5.8
Alberta	4.7	5.7	4.1
British Columbia	4.2	4.1	3.9

SOURCE: Statistics Canada Census

TABLE 17: PROJECTED HOUSING STOCK SASKATCHEWAN

Year	Occupied Dwellings	Vacant Dwellings	Total Housing Stock
1985	351,240	22,419	373,659
1986	355,740	22,707	378,447
1987	360,119	22,986	383,105
1988	364,137	23,243	387,380
1989	379,960	23,614	393,574
1990	375,208	23,949	399,157
1991	380,388	24,280	404,668
1992	385,558	24,610	410,168
1993	390,764	24,942	415,706
1994	396,542	25,311	421,853

TABLE 18: HOUSING STOCK - SUMMARY

1. Size of Housing Stock	1951	1956	1961	1966	1971	1976	1981	Projected 1985	Projected 1989	Projected 1994
Total Housing Stock (1)	236,406	248,688	260,527	277,632	288,720	308,760	354,685	373,659	393,574	421,853
Percent Vacant	6.0	6.0	5.8	6.1	7.2	5.7	6.2	6.0	6.0	6.0
Vacant Housing Stock	14,171	15,024	15,103	16,810	20,880	17,615	21,970	22,419	23,614	25,311
Occupied Housing Stock	222,235	233,235	245,424	260,822	267,840	291,145	332,715	351,240	369,960	396,542

2. Changes in Housing Stock Due To:	1951-56	1956-61	1961-66	1966-71	1971-76	1976-81	Projected 1985-89	Projected 1989-94
	AVERAGE ANNUAL CHANGE							
Net Household Formation								
Family	1,346	1,978	1,423	(108)	2,203	4,077	2,101	2,320
Non-Family	939	374	1,657	1,512	2,458	4,237	2,463	2,996
Increase in Vacancies	171	16	341	814	(653)	871	292	339
Total New Increase in Housing Stock	2,456	2,368	3,421	2,218	4,008	9,185	4,856	5,655

NOTE: (1) Does not include collective dwellings or dwellings occupied by foreign or temporary residents.

SUMMARY OF CHANGES IN HOUSING STOCK

AVERAGE ANNUAL CHANGE

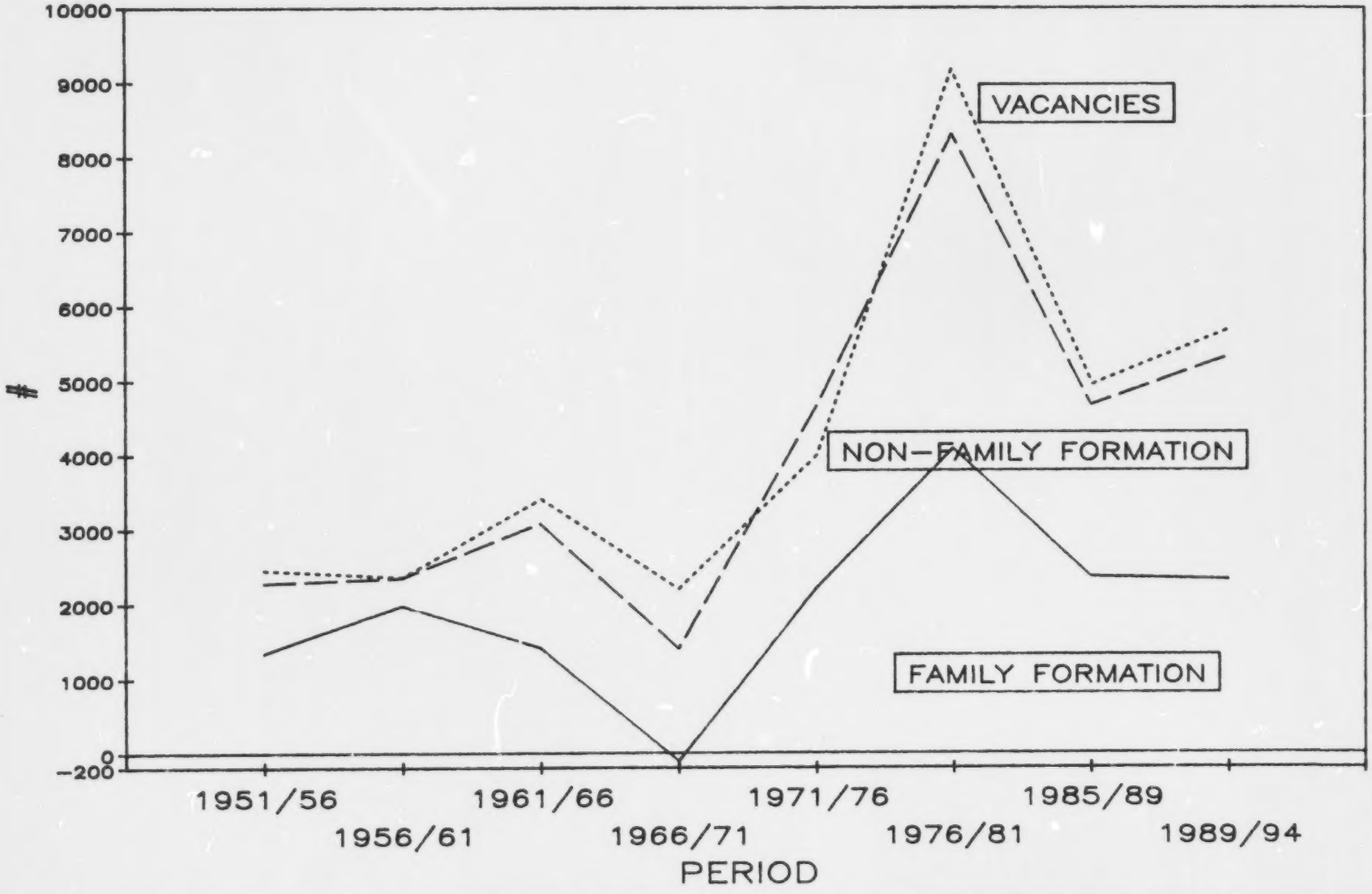


ILLUSTRATION 6

TABLE 19: SUMMATION OF CONSTRUCTION

	1951-61	1961-71	1971-76	1976-81
Replacement and Other Factors	3,145	12,609	4,560	5,807
Net Rural Households Lost (1)	15,182	17,573	1,741	810
Net Replacements	18,327	30,182	6,301	6,617
Growth in Households	24,120	28,193	20,040	45,925
Total Requirements	42,447	58,375	26,341	52,542
Average Yearly Completions	4,245	5,838	5,268	10,508

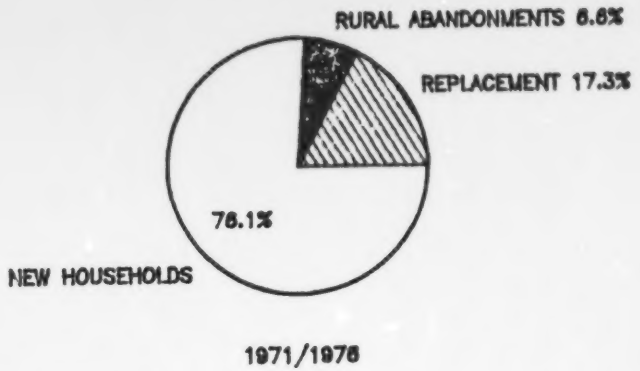
(1) This is the reduction in rural households between census years except for 1971-76 and 1976-81 where the reduction in rural farms is used.

Net Replacements

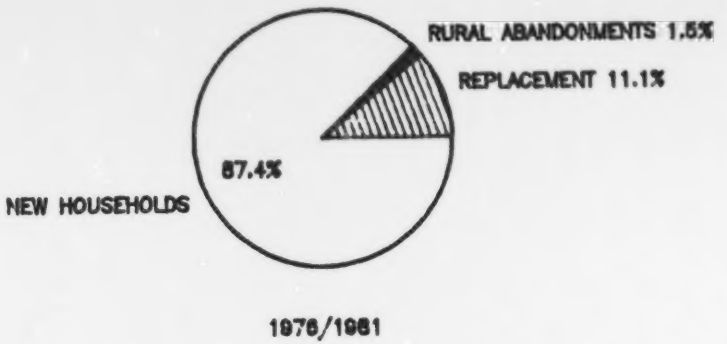
1. **Accidential Losses**
   These would result mainly from complete or partial destruction by fire and other factors such as flood. Fire losses of residential property amounted to $12.7 million in 1982. A breakdown of the number of lost units is unavailable, however, even with improvements in fire protection, exposure of the stock to fire risk has increased, therefore, the assumption is made that losses will increase in proportion to the housing stock.

2. **Farm Abandonments**
   Census data indicates that rural farm abandonments have gradually decreased from 1,757 per year during the 1960s to 348 in the early 1970s and 162 in the late 1970s. The farm abandonments are assumed to have meant the loss of the farm dwelling as a viable piece of housing stock with a resulting increase in demand for additional dwellings for the movers. For the period in question it is assumed the movement off the farm will be similar to that found during the period 1976-81.

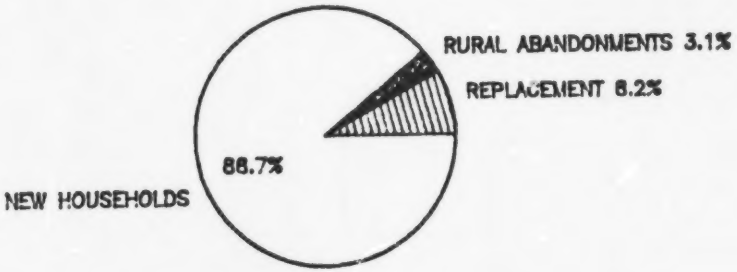
SUMMATION OF HOUSING CONSTRUCTION SASKATCHEWAN 1971/1994



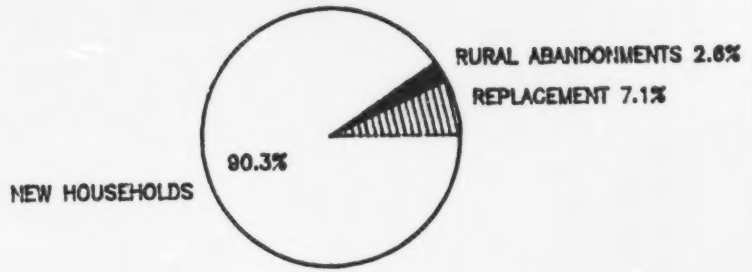
1971/1976



1976/1981



1985/1989



1990/1994

ILLUSTRATION 7

3. **Non-Farm Removals**
Withdrawal of dilapidated non-farm housing may occur by public action such as condemnation, or it may be brought about by private initiative, such as non-farm abandonments associated with migration to urban areas, or urban land assembly and clearance by private builders for purposes of constructing office or apartment buildings. The factors determining non-farm withdrawals, especially those in the larger urban areas of Regina and Saskatoon are not necessarily the age of the housing stock but mainly the need for or prospect of efficient land use. It is assumed that this will continue to be a strong source of demand as indicated by Table 20, Demolitions in Saskatchewan.

TABLE 20: DEMOLITION PERMITS ISSUED IN SASKATCHEWAN

Year	Saskatchewan	Regina	Saskatoon
1977	416	92	144
1978	429	133	81
1979	391	92	82
1980	442	179	62
1981	364	100	93
1982	405	75	52
1983	352	64	72

SOURCE: Statistics Canada, Catalogue 64-203

4. **Conversions**
Conversions can occur in any one of three ways. A commercial building is converted to residential use, a residential dwelling is converted to commercial use, or a residential unit is converted to multiple units. There is at present no information on commercial/residential conversions in Saskatchewan, however, residential unit conversions are monitored.

Because of the lack of complete information, it will be assumed that net conversions are equal to zero in the future.

TABLE 21: RESIDENTIAL CONVERSIONS IN SASKATCHEWAN

Year	Number	Year	Number
1974	17	1979	40
1975	7	1980	5
1976	0	1981	36
1977	0	1982	15
1978	31	1983	26

TABLE 22: REPLACEMENTS AS A PERCENTAGE OF HOUSING STOCK AND NEW CONSTRUCTION PERCENT PER YEAR

	1951-61	1961-71	1971-76	1976-81
Net Replacements as a Percentage of Beginning Housing Stock	.17	.48	.32	.38
Net Replacements as a Percentage of New Units Constructed	7.41	21.60	17.31	11.05

There has been very little pattern in the net replacements that have taken place over the past thirty years as demonstrated in Table 22. The following projection of net replacements is, therefore, very suspect and is likely susceptible to significant variation.

TABLE 23: NET REPLACEMENTS/TOTAL COMPLETIONS REQUIRED SASKATCHEWAN - 1985-1994

Year	Farm Abandonments	Other Replacements	Net Replacements	Total Completions Required
1985	150	400	550	4,915
1986	150	400	550	5,338
1987	150	400	550	5,208
1988	150	400	550	4,825
1989	150	400	550	6,744
1990	150	400	550	6,133
1991	150	400	550	6,061
1992	150	400	550	6,050
1993	150	400	550	6,088
1994	150	400	550	6,697

CHAPTER 3: CONSTRUCTION BY AREA AND TYPE

The distribution of construction may be estimated on the basis of the physical condition and adequacy of the housing stock in relation to the population growth in various locations. Due to a projected slight decline in farm population, the overall construction of non-urban dwellings is projected to increase only slightly. The rural construction which does occur will be concentrated mainly in towns and villages under 10,000 in population. Population growth is expected to occur mainly in urban areas, particularly in the larger cities of Saskatoon and Regina. If present trends continue then it can be expected that by 1991, 65% of Saskatchewan's population could be situated in urban areas. The higher relative population growth in urban areas together with higher levels of replacement and migration, all indicate that housing construction will be located in urban centres to a much larger extent than in the past.

Over the past number of years there has been a consistent although eratic decline in the percentage of completions occurring in rural centres. As previously indicated this can be expected to continue and Table 25 details both the historical and projected patterns.

TABLE 24: DISTRIBUTION OF NON-FAMILY HOUSEHOLDS

	NUMBERS					PERCENT			
Year	Total	Rural	Farm	Non-Farm	Urban	Rural	Farm	Non-Farm	Urban
1951	33,075	23,075	14,035	9,040	9,980	69.8	42.4	27.4	30.2
1956	37,772	24,090	12,479	11,611	13,682	63.8	33.0	30.8	36.2
1961	39,640	22,190	8,668	13,522	17,450	55.9	21.7	34.2	44.1
1966	47,923	21,232	8,024	13,208	26,691	44.3	16.7	27.6	55.7
1971	55,480	21,850	6,840	15,010	33,630	39.4	12.3	27.1	60.6
1976	67,770	22,770	5,235	17,535	45,005	33.6	7.7	25.9	66.4
1981	88,955	26,385	5,200	21,185	62,570	29.7	5.8	23.9	70.3

SOURCE: Census

TABLE 25: COMPLETIONS BY AREA

Year	Urban		Rural	
	Number	Percent	Number	Percent
1975	4,877	63.3	2,828	36.7
1976	7,229	65.4	3,817	34.6
1977	8,048	70.1	3,437	29.9
1978	8,343	73.3	3,040	26.7
1979	7,648	70.4	3,217	29.6
1980	5,855	75.4	1,908	24.6
1981	5,963	73.8	2,122	26.2
1982	4,053	71.5	1,613	28.5
1983	6,975	86.2	1,115	13.8
1984	4,006	69.9	1,729	30.1
1985	**3,588**	**73.0**	**1,327**	**27.0**
1986	**3,923**	**73.5**	**1,415**	**26.5**
1987	**3,854**	**74.0**	**1,354**	**26.0**
1988	**3,595**	**74.5**	**1,230**	**25.5**
1989	**5,058**	**75.0**	**1,686**	**25.0**
1990	**4,630**	**75.5**	**1,503**	**24.5**
1991	**4,606**	**76.0**	**1,455**	**24.0**
1992	**4,628**	**76.5**	**1,422**	**23.5**
1993	**4,688**	**77.0**	**1,400**	**23.0**
1994	**5,190**	**77.5**	**1,507**	**22.5**

The trend towards relatively more apartment construction has been striking since the mid 1960s (see Table 43). In fact, by 1977 just over 40% of the dwelling units constructed were multiples. This trend is assumed to continue throughout the period, but at a somewhat more moderate rate. Among the factors which have helped to account for it and which will continue to be important are the following.

1. **Demographic Factors**
   The number of non-family households will increase in the future and for reasons of affordability this will continue to accentuate the demand for rentals. In addition the proportion of elderly households in the province will reach its peak during this period and for both affordability and maintenance reasons these households tend to prefer rental units which also serves to somewhat stimulate the demand for rentals.

2. **Social Trends**
   These type of trends are impossible to quantify, however, they have been and will continue to be of importance to the type of dwellings constructed. There are at present strong tendencies for people to move into downtown apart-

ment buildings as it seems to accentuate the prevailing life style. As well, the deferment of child bearing has lengthened the stay of young married couples in this type of dwelling which has added a certain amount of additional demand. While these tendencies are perhaps not as advanced in Saskatchewan as in other provinces, they should continue to grow in both importance and impact.

3. **Government Policies**

Over the past ten years government policies on housing tended to strongly support the construction of multiple unit dwellings via direct supply programs such as public housing and incentive programs such as CRSP, MURB, etc. The breakdown of single versus multiple units is dependent on those same government policies and their maintenance or alteration.

TABLE 26: NEW HOUSING COMPLETIONS BY AREA BY TYPE

	URBAN				RURAL			
	Single		Multiple		Single		Multiple	
Year	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1975	4,017	52.1	860	11.2	2,374	30.8	454	5.9
1976	5,153	46.7	2,076	18.8	2,998	27.1	819	7.4
1977	4,482	39.0	3,566	31.0	2,217	19.3	1,220	10.7
1978	3,450	30.3	4,893	43.0	2,109	18.5	931	8.2
1979	3,616	33.3	4,032	37.1	2,629	24.2	588	5.4
1980	3,052	39.3	2,803	36.1	1,318	17.0	590	7.6
1981	2,589	32.0	3,374	41.7	1,305	16.1	817	10.2
1982	1,410	24.9	2,643	46.6	1,323	23.3	290	5.2
1983	3,324	41.1	3,651	45.1	901	11.1	214	2.7
1984	1,912	33.3	2,094	36.5	963	16.8	766	13.4
1985	**1,760**	**35.8**	**1,828**	**37.2**	**963**	**19.6**	**364**	**7.4**
1986	**1,927**	**36.1**	**1,996**	**37.4**	**1,025**	**19.2**	**390**	**7.3**
1987	**1,890**	**36.3**	**1,964**	**37.7**	**979**	**18.8**	**375**	**7.2**
1988	**1,761**	**36.5**	**1,834**	**38.0**	**888**	**18.4**	**342**	**7.1**
1989	**2,475**	**36.7**	**2,583**	**38.3**	**1,214**	**18.0**	**472**	**7.0**
1990	**2,269**	**37.0**	**2,361**	**38.5**	**1,079**	**17.6**	**424**	**6.9**
1991	**2,255**	**37.2**	**2,351**	**38.8**	**1,042**	**17.2**	**413**	**6.8**
1992	**2,263**	**37.4**	**2,365**	**39.1**	**1,016**	**16.8**	**406**	**6.7**
1993	**2,295**	**37.7**	**2,393**	**39.3**	**992**	**16.4**	**408**	**6.6**
1994	**2,538**	**37.9**	**2,652**	**39.6**	**1,072**	**16.0**	**435**	**6.5**

CHAPTER 4: COMPLETIONS AND STARTS

Housing completions and housing starts are related statistical series with a simple lag between them. In general, the time it takes to complete a single or multiple unit is a known quantity given present construction techniques, however, in relating annual starts and completions, a variety of other factors must be considered.

First and foremost, the distribution of starts within a year will go a long way towards determining the distribution of completions between the start year and succeeding years (Appendix VI). In the recent past, government programs have started a high proportion of units in the last five or six months of the year, pushing completions into succeeding years.

A second factor of importance to the lag is the breakdown of starts between single detached and multiple units. Multiples have a longer lag between start and finish than do singles and therefore in years where single detached dwellings predominate, it can be expected that a higher proportion of completions will occur in the year they were started. Based on the assumption that the first unit started was the first unit completed, Table 27 lists the proportion of annual starts completed in the initial and succeeding years from 1975 to 1983. Table 28 provides the same information for singles and multiples.

The time lag between starts and completions is fairly irregular if only total starts are examined, however, a breakdown between singles and multiples shows a more defined pattern. Fifty percent of annual single dwelling starts are usually completed within the year, while the remaining 50% are completed in the following year. The only abnormality in the historical pattern occurred in 1981 when interest rates jumped 7% in the first six months. This seemed to result in fewer single dwelling starts for the remainder of the year as well as a speed up in construction.

Multiple unit starts have shown two different patterns over the past ten years. Throughout the 1970s, completions always lagged starts by approximately one year. Beginning in 1981 this has changed such that 20% of annual starts are completed within the year while the remainder are completed the following year. The change in construction time has resulted from a change in the design of multiples over the past three years. Previously, high rises were the trend, however, two storey, motel style multiples have now become the norm with a resulting reduction in construction time.

TABLE 27: HISTORICAL TIME LAG BETWEEN STARTS AND COMPLETIONS URBAN SASKATCHEWAN

Year	Percentage of Starts Completed in the Same Year	Percentage of Starts Completed in the Following Year
1974	37.0	63.0
1975	25.0	75.0
1976	23.2	76.8
1977	18.8	81.2
1978	13.4	86.6
1979	30.4	69.6
1980	4.4	95.6
1981	48.9	51.1
1982	33.4	66.6
1983	53.1	47.0

TABLE 28: HISTORICAL TIME LAG BETWEEN STARTS AND COMPLETIONS URBAN SASKATCHEWAN SINGLES AND MULTIPLES

Year	Percentage of Starts Completed in the Same Year		Percentage of Starts Completed in the Following Year	
	Singles	Multiples	Singles	Multiples
1974	47.2	0.0	52.8	100.0
1975	42.1	0.0	57.9	100.0
1976	50.0	0.0	50.0	100.0
1977	50.5	0.0	49.5	100.0
1978	42.5	0.0	57.5	100.0
1979	45.3	14.6	54.7	85.4
1980	48.0	0.0	52.0	100.0
1981	69.9	20.8	30.1	79.2
1982	53.6	26.0	46.4	74.0
1983	84.6	22.0	15.4	78.0

In converting the forecasted completions to starts, the following assumptions are utilized.

a) 50% of annual single starts will be completed in the same year with 50% completed the following year.

b) 20% of annual multiple starts will be completed in the same year with 80% completed in the following year. The corollary to this assumption is that we are also assumming there will be a preference for low rise, motel style multiple housing units.

ILLUSTRATION 8

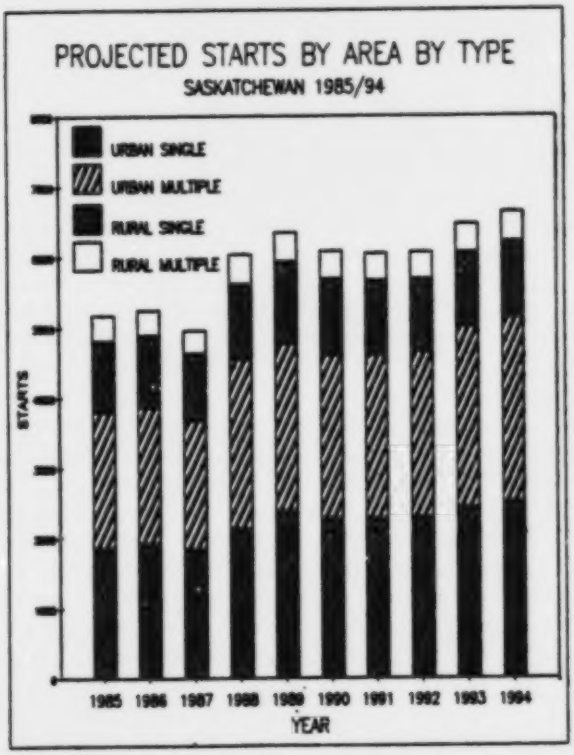


TABLE 29: PROJECTED STARTS BY AREA BY TYPE

		URBAN				RURAL			
		Single		Multiple		Single		Multiple	
Year	Total	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1985	5,186	1,844	35.6	1,963	37.9	994	19.2	385	7.4
1986	5,259	1,909	36.3	1,970	37.5	1,002	19.1	378	7.2
1987	4,969	1,826	36.7	1,860	37.4	934	18.8	349	7.0
1988	6,048	2,118	35.0	2,433	40.2	1,051	17.4	446	7.4
1989	6,358	2,372	37.3	2,405	37.8	1,147	18.0	434	6.8
1990	6,091	2,262	37.1	2,353	38.6	1,061	17.4	415	6.8
1991	6,057	2,259	37.3	2,362	39.0	1,029	17.0	407	6.7
1992	6,078	2,279	37.5	2,387	39.3	1,004	16.5	408	6.7
1993	6,479	2,417	37.3	2,600	40.1	1,032	15.9	430	6.6
1994	6,650	2,500	37.6	2,650	39.8	1,050	15.8	450	6.8

CHAPTER 5: CONCLUSIONS

Housing demand in Saskatchewan is projected to average around 5,600 starts per year between 1985 and 1989 after which an upturn to roughly 6,300 starts per year should occur. This level will then maintain itself through the mid 1990s. This projection is based on preceived trends throughout the forecast period and therefore the results for any one year could vary significantly due to short term government programs, or economic fluctuations. The value in this type of forecast is not so much in the exact numbers it produces, but rather in its description of changes which will occur in both the structure and level of demand over multiple years.

The key factors in this projection are as follows:

1. **Natural Population Growth**
   The suggested projection from the Saskatchewan Bureau of Statistics assumes a constant fertility rate of 2.04 with the attendant results that natural population growth peaks in 1986. The relatively older age of the Saskatchewan population then becomes the key factor in a gradual increase in deaths and decrease in births which combine to cause a rapid decline in natural population growth through to the next century.

2. **Migration**
   The present trend of in-migration is assumed to turn to out-migration by 1987 spurred mainly by a population loss to other provinces. This trend is then assumed to again reverse itself to the point where substantial in-migration will be occurring by the mid 1990s. Migration is the most volatile of all the demographic factors affecting new housing demand and it should be monitored closely as an indicator of possible changes in new housing demand.

3. **Family Formation**
   In the past two decades, a significant portion of new housing demand came from the entry of the "baby boomers" into the housing market. This phenomenon has now past and although new demand will continue to be created from young people entering the housing market, it will be at a significantly reduced rate.

4. **Non-Family Household Formation**
   Throughout both the 1960s and 1970s, the number of unattached individuals in Saskatchewan grew very quickly as did their ability to independently support a separate household. The percentage of non-family individuals forming a household grew from 26% to 68%. At the peak non-family households accounted for 4,200 new households each year in the late 1970s. Growth of the non-family population will be much slower in the future given a relatively older population. More importantly the rate of non-family household formation must slow down as it approaches the technical limit of one person per household.

5. **Rural/Urban Migration**
   Rural/urban migration was a significant source of new housing demand from 1951-1971. The 1970s, however, marked a significant decline in this movement and corresponding decline in the importance of this factor on new housing demand. Over the next ten years, rural/urban migration will continue but at a significantly reduced rate, too low to be of significance to new housing demand.

6. **Replacement**
   Replacements refer to housing demand created as a result of the need to replace dwellings as a consequence of such diverse factors as removal due to age, demolition due to shifting land use, accidental destruction from fire or flood, or simple abandonment. There is a lack of complete historical information on replacements in Saskatchewan, however, available information indicates that between 400 and 500 demolitions occur each year, therefore, this range was extrapolated out over the forecast period.

Over the past twenty years demographic trends reinforced by economic gains have combined to spur new housing demand in Saskatchewan. Except for net out-migration in the late 1960s, early 1970s, all factors have been positive, adding to demand. The 1980s and 1990s will see a reduction in the positive magnitude of many of these factors to the point where the normal or required level of demand for new housing will be 5,000 to 6,000 starts per year. On the downside, there are several demographic trends which will or might become reversed and actually work against new housing demand.

a) Family Doubling - over time there has been a gradual reduction in the number of families doubled up in one household. With higher unemployment and lower increases in income, there could be a return to home sharing by families with the result that new housing demand will suffer.

b) Over the past twenty years, there has been a gradual reduction in the number of persons per non-family household, however, given present and possible future economic events, an increase rather than further reductions in the number of persons per non-family household is quite possible.

c) In the past, the age structure of the population (young) was such, that it added to family formation and new housing demand. The age structure of the population is changing now and becoming much older such that it now works against family formation and new housing demand.

d) For a variety of reasons, both economic and cultural, the number of persons per family has fallen consistently over the past two decades. A slow down and in fact a stabilization of this ratio is expected given its approach to the technical limit of two persons per household. Every possibility exists that this ratio may even begin to increase again as cultural mores and values change and reflect a renewed emphasis on family.

To this point, the analysis has centered on the level of demand, however, the structure of the demand will also continue to change. Most notably, construction is projected to continue its centralization in urban areas, along with a further emphasis on multiple units as opposed to single detached dwellings. Both of these changes will moderate by the mid 1990s, however, as a type of equilibrium sets in and urban/rural movement stabilizes.

The period 1985 through 1994 will see a substantial change in the size and structure of the new housing market, changes which will require all market participants to make adjustments in their market role.

APPENDIX I

SASKATCHEWAN BUREAU OF STATISTICS

POPULATION PROJECTIONS

The following projection was provided by the Saskatchewan Bureau of Statistics based on population projections produced for them by Statistics Canada. This particular projection was felt to be the most likely of the analysed scenarios.

An implicit assumption to the following projection is that Saskatchewan will experience a constant fertility rate of 2.04.

COMPONENTS OF POPULATION GROWTH 1983-2006
COMPOSANTES DE L'ACCROISSEMENT DEMOGRAPHIQUE 1983-2006

SASKATCHEWAN

PROJECTION : FF16HD

FF16HP

YEAR / ANNEE	POPULATION JUNE 1 - 1 JUIN (J)	BIRTHS / NAISSANCES	DEATHS / DECES	NAT.INC. / ACC.NAT.	MIGRATION INTERPROV.	MIGRATION INTERNAT.	---------- TOTAL	POPULATION JUNE 1 - 1 JUIN (J + 1)
1983	992758	17346	7890	9456	2657	953	3610	1005825
1984	1005825	17675	7898	9777	1135	1065	2200	1017802
1985	1017802	17894	7915	9979	329	1176	1505	1029286
1986	1029286	18012	7942	10070	-754	1288	534	1039590
1987	1039590	18034	7999	10036	-1566	1399	-167	1049759
1988	1049759	17987	8056	9931	-1463	1511	48	1059738
1989	1059738	17894	8124	9769	-1276	1622	346	1069853
1990	1069853	17762	8196	9566	-1269	1734	465	1079085
1991	1079085	17685	8274	9331	-1075	1845	770	1089996
1992	1089996	17438	8368	9079	-783	1957	1174	1100238
1993	1100238	17274	8453	8821	-455	2068	1613	1110672
1994	1110672	17126	8547	8580	384	2180	2564	1121816
1995	1121816	17004	8647	8357	596	2180	2776	1132949
1996	1132949	16901	8742	8159	693	2180	2873	1143781
1997	1143781	16821	8944	7877	784	2180	2964	1154822
1998	1154822	16766	9142	7624	871	2180	3051	1165497
1999	1165497	16738	9331	7407	952	2180	3132	1176035
2000	1176035	16740	9516	7224	1027	2180	3207	1186467
2001	1186467	16773	9703	7070	1098	2180	3278	1196814
2002	1196814	16837	9883	6953	1163	2180	3343	1207111
2003	1207111	16930	10056	6874	1223	2180	3403	1217388
2004	1217388	17049	10226	6822	1279	2180	3459	1227669
2005	1227669	17186	10385	6801	1329	2180	3509	1237979

APPENDIX II

SASKATCHEWAN VITAL STATISTICS

TABLE 30: SASKATCHEWAN VITAL STATISTICS

Year	Population (000's) (1)	Births (2)	Deaths (2)	Natural Increase	Net Migration (4)
1905	236	4,369	1,020	3,349	49,651
1906	258	5,434	1,467	3,967	18,033
1907	311	6,789	1,632	5,157	47,843
1908	356	8,163	1,940	6,223	38,777
1909	401	8,560	2,211	6,349	38,651
1910	446	9,560	2,523	7,037	37,963
1911*	492 432	11,273	3,733	7,540	38,842
1912	525	14,219	3,750	10,469	22,099
1913	563	15,016	4,737	10,279	27,721
1914	601	16,307	3,768	12,539	25,461
1915	628	17,277	3,772	13,505	13,495
1916	648	18,958	4,776	14,182	5,818
1917	662	20,332	4,975	15,357	(1,357)
1918	678	21,230	9,326	11,904	4,096
1919	700	20,571	6,124	14,447	7,553
1920	729	22,730	6,099	16,631	12,369
1921*	757 510	22,493	5,596	16,897	11,103
1922	769	22,339	6,119	16,220	(4,720)
1923	778	20,947	6,182	14,765	(5,765)
1924	791	21,539	5,772	15,767	(2,767)
1925	806	20,582	5,628	14,945	46
1926	821	20,716	6,060	14,646	44
1927	841	21,015	6,031	14,984	5,316
1928	862	21,261	6,166	15,095	5,905
1929	883	21,446	6,715	14,731	6,269
1930	903	22,051	6,309	15,742	4,258
1931*	921 785	21,331	6,066	15,265	3,535
1932	924	20,814	6,044	14,770	(12,570)
1933	926	20,145	6,024	14,121	(12,121)
1934	928	19,764	5,924	13,840	(11,840)
1935	930	19,569	6,126	13,443	(11,443)
1936	931	19,125	6,314	12,811	(11,311)
1937	922	18,640	6,927	11,713	(21,213)
1938	914	18,230	6,079	12,151	(20,151)
1939	906	18,059	6,031	12,028	(20,028)
1940	900	19,322	6,477	12,845	(18,845)
1941*	895 992	18,464	6,458	12,006	(16,006)
1942	848	18,189	6,190	11,999	(59,999)
1943	838	18,504	6,654	11,850	(21,850)
1944	836	18,138	6,454	11,684	(13,684)
1945	833	18,926	6,429	12,497	(15,497)

TABLE 30: SASKATCHEWAN VITAL STATISTICS CONTINUED

Year	(1) Population (000's)		(2) Births	(2) Deaths	Natural Increase	(3) Immigration	(3) Emmigration	Net (3) Migration	Net (4) Migration
1946		833	21,433	6,422	15,011				(15,311)
1947		836	23,334	6,610	16,724				(13,424)
1948		838	21,562	6,496	15,066				(13,066)
1949		832	21,662	6,596	15,066				(21,066)
1950		833	21,546	8,243	15,303				(14,303)
1951*	831	728	21,733	6,440	15,293				(16,565)
1952		843	22,605	6,625	15,980				(4,680)
1953		861	23,703	6,687	17,016				984
1954		873	24,981	6,323	18,658				(6,658
1955		878	24,746	6,661	18,085				(13,085)
1956*	880	665	24,059	6,666	17,393				(14,693)
1957		880	23,921	6,743	17,178				(17,843)
1958		891	23,843	6,483	17,360				(6,360)
1959		907	24,319	7,003	17,316				(1,316)
1960		915	24,088	6,868	17,220				(9,220)
1961*	925	181	23,994	7,107	16,887				(6,706)
1962		930	23,341	7,004	16,337	21,197	36,868	(15,671)	(11,518)
1963		933	23,543	7,441	15,902	24,636	34,245	(9,609)	(12,902)
1964		942	22,682	7,373	15,309	26,354	34,302	(7,948)	(6,309)
1965		950	20,526	7,365	13,161	27,915	37,280	(9,365)	(5,161)
1966*	955	344	19,037	7,427	11,610	29,063	39,730	(10,667)	(6,266)
1967		957	17,993	7,441	10,552	28,984	39,416	(10,432)	(8,896)
1968		960	18,197	7,498	10,699	27,334	37,131	(9,797)	(7,699)
1969		958	17,592	7,492	10,100	22,814	44,301	(21,489)	(12,100)
1970		941	16,443	7,472	8,971	21,014	49,789	(28,775)	(25,971)
1971*	926	245	16,054	7,413	8,641	22,651	40,931	(18,280)	(23,396)
1972		914	15,473	7,590	7,883	20,999	38,390	(17,391)	(20,128)
1973		904	14,806	7,646	7,160	28,046	41,433	(13,387)	(17,160)
1974		900	15,118	7,814	7,304	30,245	34,819	(4,574)	(11,304)
1975		907	15,265	7,672	7,593	32,820	25,222	7,598	(593)
1976*	921	325	15,969	7,809	8,160	28,561	24,228	4,333	6,165
1977		935	16,547	7,594	8,953	24,431	23,466	965	4,722
1978		943	16,550	7,749	8,801	20,858	24,452	(3,594)	(801)
1979		952	16,944	7,369	9,575	23,867	26,018	(2,151)	(575)
1980		961	17,057	7,651	9,406	24,265	26,433	(2,168)	(406)
1981*	968	313	17,209	7,523	9,686	25,583	24,783	800	(2,373)
1982		981	17,722	8,202	9,520	26,372	23,273	3,099	3,167
1983**		994	17,823	7,620	10,203	25,296	21,960	3,336	2,697
1984		1,006	17,675	7,898	9,777	n/a	n/a	2,200	2,223

* Actual population as per the Census
** Estimates by Saskatchewan Department of Vital Statistics for Births and Deaths

(1) Saskatchewan Bureau of Statistics – Saskatchewan Economic Statistics
(2) SOURCE: Saskatchewan Department of Vital Statistics
(3) Annual Statistics Canada Estimate – CANSIM
(4) Calculated as follows: For Period i

$$\text{Net Migration}_i = \text{Pop}_i - \text{Pop}_{i-1} - \text{birth}_i + \text{deaths}_i$$

TABLE 31(a): VITAL STATISTICS FOR SASKATCHEWAN, 1921-1950

Year	Population (000's)	Births		5 Year Average Number	5 Year Average Rate	Deaths	Rate/ 1,000	Deaths 5 Year Average Number	Deaths 5 Year Average Per 1,000	Divorces and Annulments	Rate/ 100,000	5 Year Average Divorces & Annulments Number	5 Year Average Divorces & Annulments Rate/100,000
		Number	Rate/ 1,000										
1921	757	22,493	29.7			5,596	7.4			60	8		
1922	769	22,334	29.0			6,119	8.0			35	5		
1923	778	20,947	26.9			6,182	7.9			44	6		
1924	791	21,539	27.2			5,772	7.3			26	3		
1925	806	20,582	25.5	21,580	27.7	5,628	7.0	5,859	7.2	45	6	42	5.6
1926	821	20,716	25.2			6,060	7.4			51	6		
1927	841	21,015	25.0			6,031	7.2			62	7		
1928	862	21,261	24.7			6,166	7.2			59	7		
1929	883	21,446	24.3			6,715	7.6			79	9		
1930	903	22,051	24.4	21,298	24.7	6,309	7.0	6,256	7.3	69	8	64	7.4
1931	922	21,331	23.1			6,066	6.6			61	7		
1932	924	20,814	22.5			6,044	6.5			68	7		
1933	926	20,145	21.8			6,024	6.5			51	6		
1934	928	19,764	21.3			5,924	6.4			71	8		
1935	930	19,569	21.0	20,325	21.9	6,126	6.6	6,037	6.5	71	8	64	7.2
1936	931	19,125	20.5			6,314	6.8			87	9		
1937	922	18,640	20.2			6,927	7.5			119	13		
1938	914	18,230	19.9			6,079	6.7			127	14		
1939	906	18,059	19.9			6,031	6.7			134	15		
1940	900	19,322	21.5	18,655	20.4	6,477	7.2	6,365	7.0	129	14	119	13.0
1941	896	18,464	20.6			6,458	7.2			152	17		
1942	848	18,189	21.4			6,190	7.3			210	25		
1943	838	18,504	22.1			6,654	7.9			179	21		
1944	836	18,138	21.7			6,454	7.7			232	28		
1945	833	18,926	22.7	19,644	21.7	6,429	7.7	6,437	7.8	287	34	212	25.0
1946	833	21,433	25.7			6,422	7.7			518	62		
1947	836	23,334	27.9			6,610	7.9			520	62		
1948	838	21,562	25.7			6,496	7.8			339	40		
1949	832	21,662	26.0			6,596	7.9			296	36		
1950	833	21,546	25.9	21,907	26.2	6,243	7.5	6,473	7.8	293	35	393	47.0

TABLE 31(b): VITAL STATISTICS FOR SASKATCHEWAN, 1951-1983

Year	Population (000's)	Births		5 Year Average	5 Year Average	Deaths	Rate/ 1,000	Deaths 5 Year Average	Death 5 Year Average	Divorces and	Rate/	5 Year Average Divorces &	5 Year Average Divorces &
		Number	Rate/ 1,000	Number	Rate			Number	Per 1,000	Annulments	100,000	Annulments Number	Annulments Rate/100,000
1951	832	21,733	26.1			6,440	7.7			233	28		
1952	843	22,605	26.8			6,625	7.9			230	27		
1953	861	23,703	27.5			6,687	7.8			223	26		
1954	873	24,931	28.6			6,323	7.2			255	29		
1955	878	24,746	28.2	23,553	27.4	6,661	7.6	6,547	7.6	252	28	237	27.6
1956	881	24,059	27.3			6,666	7.6			226	26		
1957	879	23,921	27.2			6,743	7.7			246	28		
1958	888	23,843	26.9			6,483	7.3			286	32		
1959	902	24,319	27.0			7,003	7.8			277	31		
1960	910	24,088	26.5	24,046	27.0	6,868	7.5	6,752	7.6	213	23	250	28.0
1961	925	23,994	25.9			7,107	7.7			251	27		
1962	930	23,341	25.1			7,004	7.5			281	31		
1963	933	23,543	25.2			7,441	8.0			331	35		
1964	942	22,682	24.1			7,373	7.8			315	33		
1965	950	20,526	21.6	22,817	24.4	7,365	7.8	7,258	7.8	312	33	298	32.0
1966	955	19,037	19.9			7,427	7.8			321	34		
1967	957	17,993	18.8			7,441	7.8			399	42		
1968	960	18.197	19.0			7,498	7.8			384	40		
1969	958	17,592	18.4			7,492	7.8			882	92		
1970	941	16,443	17.5	17,852	18.7	7,472	7.9	7,466	7.8	871	93	571	60.0
1971	926	16,054	17.3			7,413	8.0			816	88		
1972	914	15,473	16.9			7,590	8.3			827	90		
1973	904	14,806	16.4			7,646	8.5			887	98		
1974	900	15,118	16.8			7,814	8.7			1,039	115		
1975	907	15,265	16.8	15,343	16.8	7,672	8.5	7,627	8.4	1,131	124	940	103.0
1976	921	15,969	17.3			7,809	8.5			1,207	131		
1977	935	16,547	17.7			7,594	8.1			1,474	158		
1978	943	16,550	17.6			7,749	8.2			1,428	151		
1979	952	16,944	17.8			7,369	7.7			1,528	161		
1980	961	17,057	17.7	16,613	17.6	7,651	8.0	7,634	8.1	1,836	191	1,495	158.0
1981	968	17,209	17.8			7,523	7.8			1,932	200		
1982	981	17,722	18.1			8,202	8.4			1,819	185		
1983	994	17,823	17.9	17,585	17.9	7,620	7.7	7,782	8.0	2,008	202	1,920	196.0

TABLE 32: VITAL STATISTICS FOR SASKATCHEWAN - MARRIAGES AND RATES 1921-1983

Year	Marriages	Rate/ 1,000	5 Year Average Number	5 Year Average Rate
1921	5,101	6.7		
1922	5,061	6.6		
1923	5,045	6.5		
1924	4,792	6.1		
1925	4,909	6.1	4,982	6.4
1926	5,483	6.7		
1927	5,733	6.8		
1928	6,701	7.8		
1929	6,548	7.4		
1930	5,717	6.3	6,034	7.0
1931	5,700	6.2		
1932	5,772	6.2		
1933	5,371	5.8		
1934	5,519	5.9		
1935	6,036	6.5	5,680	6.1
1936	6,168	6.6		
1937	5,790	6.3		
1938	5,893	6.4		
1939	7,323	8.1		
1940	7,820	8.7	6,599	7.2
1941	7,036	7.9		
1942	7,207	8.5		
1943	6,172	7.4		
1944	5,919	7.1		
1945	6,369	7.6	6,541	7.7
1946	8,279	9.9		
1947	7,674	9.2		
1948	7,171	8.6		
1949	7,037	8.5		
1950	6,904	8.3	7,413	8.9

Year	Marriages	Rate/ 1,000	5 Year Average Number	5 Year Average Rate
1951	6,805	8.2		
1952	6,944	8.2		
1953	7,186	8.3		
1954	6,953	8.0		
1955	6,494	7.4	6,876	8.0
1956	6,403	7.3		
1957	6,510	7.4		
1958	6,464	7.3		
1959	6,388	7.1		
1960	6,209	6.8	6,396	7.2
1961	6,149	6.6		
1962	6,044	6.5		
1963	6,197	6.6		
1964	6,382	6.8		
1965	6,806	7.2	6,316	6.7
1966	6,987	7.3		
1967	7,579	7.9		
1968	7,747	8.1		
1969	7,668	8.0		
1970	7,317	7.8	7,460	7.8
1971	7,813	8.4		
1972	7,877	8.6		
1973	7,847	8.7		
1974	7,988	8.9		
1975	8,066	8.9	7,918	8.7
1976	7,563	8.2		
1977	7,237	7.7		
1978	7,139	7.6		
1979	7,272	7.6		
1980	7,561	7.9	7,354	7.8
1981	7,329	7.6		
1982	7,491	7.6		
1983	7,504	7.5	7,441	7.6

APPENDIX III

URBAN-RURAL POPULATION MOVEMENT

TABLE 33: RURAL - URBAN POPULATION

	1901	1911	1921	1931	1941	1951	1956	1961	1966	1971	1976	1981
1. Number of Persons												
Total Population	91,279	492,432	757,510	921,785	895,992	831,728	880,665	925,181	955,344	926,245	921,325	968,313
Urban	5,592	79,502	127,622	187,121	190,738	251,018	322,003	398,091	468,327	490,635	511,330	563,166
100,000 plus	—	—	—	—	—	—	—	112,141	247,019	265,920	283,345	316,823
30,000-99,999	—	30,213	34,432	96,500	101,272	124,587	162,613	128,732	33,417	31,855	33,880	66,557
10,000-29,999	—	25,827	45,024	21,299	33,261	41,504	58,010	47,584	69,664	74,785	79,390	53,715
5,000- 9,999	—	6,254	12,709	31,216	17,350	29,153	32,699	37,682	27,056	27,295	28,030	31,802
1,000- 4,999	5,592	17,208	35,457	38,106	38,855	55,774	66,350	72,673	91,171	90,785	86,695	94,269
Population of Selected Cities (1)	5,592	74,569	106,691	153,689	163,575	202,476	256,941	320,472	369,849	391,119	409,727	450,049
Urban Remainder	—	4,933	20,931	33,432	27,163	48,542	65,062	77,619	98,478	99,516	101,603	113,117
Rural	85,687	412,930	629,888	734,664	705,254	580,710	558,662	527,090	487,017	435,610	409,995	405,147
Farm	n/a	n/a	n/a	563,222	514,355	398,279	360,651	304,672	279,642	233,335	192,570	180,257
Non-Farm	n/a	n/a	n/a	171,442	190,899	182,431	198,011	222,418	207,375	202,280	217,425	224,890
2. Percentage Distribution												
Total Population	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Urban	6.1	16.1	16.8	20.3	21.3	30.2	36.6	43.0	49.0	53.0	55.5	58.2
100,000 plus	—	—	—	—	—	—	—	12.1	25.9	28.7	38.8	32.7
30,000-99,999	—	6.1	4.5	10.5	11.3	15.0	18.6	13.9	3.5	3.4	3.7	6.9
10,000-29,999	—	5.2	5.9	2.3	3.7	5.0	6.7	5.1	7.3	8.1	8.6	5.5
5,000- 9,999	—	0.3	1.7	3.4	1.9	3.5	3.7	4.1	2.8	2.9	3.0	3.3
1,000- 4,999	6.1	3.5	4.7	4.1	4.4	6.7	7.6	7.8	9.5	9.8	9.4	9.7
Population of Selected Cities (1)	6.1	15.1	14.1	16.7	18.2	24.3	29.2	34.6	38.7	42.2	44.5	46.5
Urban Remainder	—	1.0	2.7	3.6	3.1	5.9	7.4	8.4	10.3	10.3	11.0	11.7
Rural	93.9	83.9	83.2	79.9	78.7	69.8	63.4	57.0	51.0	47.0	44.5	41.8
Farm	n/a	n/a	n/a	61.8	57.4	47.9	41.0	32.9	29.3	25.2	20.9	18.6
Non-Farm	n/a	n/a	n/a	18.1	21.3	21.9	22.4	24.1	21.7	21.8	23.6	23.2

TABLE 33: RURAL - URBAN POPULATION CONTINUED

	1901–1911	1911–1921	1921–1931	1931–1941	1941–1951	1951–1956	1956–1961	1961–1966	1966–1971	1971–1976	1976–1981
3. Percentage Growth											
Total Population	439.5	53.8	21.7	(2.8)	(7.2)	5.9	5.0	3.3	(3.1)	(.5)	5.1
Urban	1,374.4	60.5	46.6	1.9	31.6	28.3	23.6	17.6	4.8	4.2	10.1
100,000 plus	—	—	—	—	—	—	—	120.3	7.7	6.6	11.8
30,000–99,999								(74.0)	(4.7)	6.4	96.4
10,000–29,999								46.4	7.4	6.2	(32.3)
5,000– 9,999								(28.2)	0.9	2.7	13.5
1,000– 4,999	207.7	106.0	7.5	2.0	43.5	19.0	9.5	25.4	(0.4)	(4.5)	8.7
Population of Selected Cities (1)	1,039.1	43.1	44.0	6.4	23.8	26.9	24.7	15.4	5.8	4.8	9.8
Urban Remainder	—	324.3	59.7	18.8	78.7	34.0	19.3	26.9	1.1	2.1	11.3
Rural	381.9	52.5	16.6	(4.0)	(17.7)	(3.8)	(5.7)	(7.6)	(10.6)	(5.9)	(1.2)
Farm	n/a	n/a	n/a	(8.7)	(22.6)	(9.5)	(15.5)	(8.2)	(16.6)	(17.5)	(6.4)
Non-Farm	n/a	n/a	n/a	11.3	(4.4)	8.5	12.3	(6.8)	(2.5)	7.5	3.4
4. Annual Growth (%)											
Total Population	18.4	4.4	2.0	(0.3)	(0.7)	1.2	1.0	0.6	(0.6)	(0.1)	1.0
Urban	30.4	4.8	3.9	0.2	2.8	5.1	4.3	3.3	0.9	0.8	1.9
1,000– 4,999	11.9	7.5	0.7	0.2	3.7	3.5	1.8	4.6	(0.1)	(0.9)	1.7
Population of Selected Cities (1)	29.6	3.6	3.7	0.6	2.2	4.9	4.5	2.9	1.1	0.9	1.9
Urban Minus Population of Selected Cities	—	15.5	4.8	(2.0)	6.0	6.0	3.6	4.9	0.2	0.4	2.2
Rural	17.0	4.3	1.6	(0.4)	(1.9)	(0.8)	(1.1)	(1.6)	(2.2)	(1.2)	(0.2)
Farm	n/a	n/a	n/a	(0.9)	(2.5)	(2.0)	(3.3)	(1.7)	(3.6)	(3.8)	(1.3)
Non-Farm	n/a	n/a	n/a	1.1	(0.5)	1.7	2.4	(1.4)	(0.5)	1.5	0.7

(1) Includes cities as follows: Swift Current, Weyburn, Estevan, Melville, Regina, Moose Jaw, North Battleford, Yorkton, Saskatoon and Prince Albert.

SOURCE: Statistics Canada Censi

TABLE 34: NUMBER OF FARM UNITS BY CENSUS DIVISION - SASKATCHEWAN

	1971 Census Farm Definition						1981 Census Farm Definition							
Division	1961	%	1971	%	1976	1961-76 %	1961	%	1971	%	1976	%	1981	1961-81 %
1	4,597	(14.0)	3,955	(8.3)	3,627	(21.1)	4,132	(9.0)	3,760	(4.7)	3,582	(2.9)	3,478	(15.8)
2	4,764	(13.0)	4,143	(6.8)	3,860	(19.0)	4,373	(9.8)	3,946	(2.1)	3,832	(7.1)	3,559	(18.6)
3	5,186	(23.4)	3,974	(6.2)	3,727	(28.1)	4,829	(21.0)	3,814	(3.1)	3,697	(3.0)	3,586	(25.7)
4	2,980	(19.5)	2,399	(5.3)	2,273	(23.7)	2,728	(15.8)	2,298	(2.5)	2,240	(4.9)	2,184	(19.9)
5	6,317	(15.1)	5,360	(9.3)	4,860	(23.1)	5,525	(9.4)	5,004	(4.3)	4,790	(4.3)	4,582	(17.1)
6	6,575	(14.3)	5,636	(4.8)	5,363	(18.4)	6,173	(13.4)	5,346	(1.4)	5,270	0.7	5,309	(14.0)
7	4,951	(17.1)	4,103	(6.4)	3,840	(22.4)	4,652	(16.2)	3,899	(2.5)	3,800	(2.7)	3,697	(20.5)
8	5,326	(17.2)	4,408	(5.5)	4,165	(21.8)	5,067	(16.7)	4,222	(2.6)	4,113	(2.2)	4,024	(20.6)
9	7,006	(16.1)	5,880	(11.2)	5,219	(25.5)	5,578	(7.0)	5,187	(1.9)	5,087	(9.1)	4,626	(17.1)
10	5,573	(18.4)	4,547	(11.3)	4,035	(27.6)	4,889	(14.2)	4,196	(5.0)	3,987	(7.3)	3,678	(24.8)
11	4,898	(3.2)	4,743	(3.5)	4,576	(6.4)	4,587	(3.5)	4,428	(0.4)	4,411	3.6	4,572	(0.3)
12	4,488	(23.4)	3,439	(8.3)	3,139	(30.1)	4,058	(20.4)	3,231	(4.6)	3,081	(2.3)	3,010	(25.8)
13	4,655	(19.2)	3,762	(5.6)	3,551	(23.7)	4,300	(15.1)	3,652	(3.3)	3,531	(2.8)	3,432	(20.2)
14	7,501	(20.2)	5,984	(9.6)	5,409	(27.9)	5,770	(8.6)	5,274	(0.5)	5,245	(6.0)	4,928	(14.6)
15	9,460	(26.3)	6,965	(9.0)	6,337	(33.0)	8,006	(22.1)	6,235	(1.5)	6,140	(3.0)	5,958	(15.6)
16	5,603	(22.6)	4,338	(9.0)	3,946	(29.6)	4,385	(12.0)	3,858	(0.7)	3,832	(2.6)	3,734	(14.8)
17	3,704	(10.8)	3,304	(9.0)	3,007	(18.8)	3,027	(2.8)	2,941	(0.9)	2,916	0.5	2,930	(3.2)
18	340		30	(20.0)	24		206		28	(14.3)	24	20.2	31	(85.0)
TOTAL	93,924	(18.1)	76,970	(7.8)	70,958	(24.5)	82,499	(13.3)	71,319	(2.4)	69,578	(-3.2)	67,318	(18.4)

SOURCE: Census of Canada

APPENDIX IV

FAMILIES BY SELECTED CHARACTERISTICS AND AREA

TABLE 35(a): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1981

Number	Population	Total Families	Persons in Families	Average Number of Persons in Families	Total Family Households	Two or More Family Households	Population in Non-Family Households	Non-Family Households	Non-Family Population Per Non-Family Households	Total Households
Total	968,313	245,675	809,950	3.3	243,755	1,860	131,470	88,955	1.5	332,710
Urban	563,166	143,705	456,740	3.2	142,730	960	89,910	62,570	1.4	205,300
Estevan	9,174	2,405	7,765	3.2	2,390	15	1,160	855	1.4	3,245
Melville	5,092	1,360	4,105	3.0	1,360	5	775	625	1.2	1,985
Moose Jaw	33,941	8,885	26,995	3.0	8,840	45	5,160	3,825	1.3	12,660
North Battleford	14,030	3,560	11,375	3.2	3,530	25	2,290	1,570	1.5	5,150
Prince Albert	31,380	7,710	25,535	3.3	7,765	60	4,500	2,975	1.5	10,680
Regina	162,613	41,365	133,835	3.2	41,035	325	25,385	17,090	1.5	58,125
Saskatoon	154,210	38,760	123,120	3.2	38,490	260	27,890	18,845	1.5	57,340
Swift Current	14,747	3,920	12,045	3.1	3,895	25	2,235	1,725	1.3	5,620
Weyburn	9,523	2,425	7,475	3.1	2,415	15	1,440	1,095	1.3	3,500
Yorkton	15,339	4,050	12,535	3.1	4,030	25	2,330	1,610	1.4	5,640
Total of Selected Cities	450,049	114,440	364,785	3.2	113,750	800	73,165	50,215	1.5	163,945
Urban Remainder	113,117	29,265	91,955	3.1	28,980	160	16,745	12,355	1.4	41,355
Rural	405,147	101,970	353,205	3.5	101,030	900	41,565	26,385	1.6	127,415
Farm	180,255	45,340	165,630	3.7	45,075	260	9,955	5,200	1.9	50,280
Non-Farm	224,890	56,625	187,580	3.3	55,950	640	31,605	21,185	1.5	77,135

TABLE 35(b): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1981

Percent	Population	Total Families	Persons in Families	Average Number of Persons in Families	Total Family Households	Two or More Family Households	Population in Non-Family Households	Non-Family Households	Non-Family Population Per Non-Family Households	Total Households
Total	100.0	100.0	100.0	—	100.0	100.0	100.0	100.0	—	100.0
Urban	58.2	58.5	56.4	—	58.6	51.6	68.4	70.3	—	61.7
Estevan	.95	.98	.96		.98	.81	.88	.96	—	.98
Melville	.53	.55	.51	—	.56	.27	.59	.70	—	.60
Moose Jaw	3.5	3.6	3.3	—	3.6	2.4	3.9	4.3	—	3.8
North Battleford	1.4	1.4	1.4	—	1.4	1.3	1.7	1.8	—	1.5
Prince Albert	3.2	3.1	3.2	—	3.2	3.2	3.4	3.3	—	3.2
Regina	16.8	16.8	16.5	—	16.8	17.5	19.3	19.2	—	17.5
Saskatoon	15.9	15.8	15.2	—	15.8	14.0	21.2	21.2	—	17.2
Swift Current	1.5	1.6	1.5	—	1.6	1.3	1.7	1.9	—	1.7
Weyburn	.98	.99	.92	—	.99	.81	1.1	1.2	—	1.05
Yorkton	1.6	1.6	1.5	—	1.6	1.3	1.8	1.8	—	1.7
Total of Selected Cities	46.5	46.6	45.0	—	46.7	43.0	55.7	56.4	—	49.3
Urban Remainder	11.7	11.9	11.4	—	11.9	8.6	12.7	13.9	—	12.4
Rural	41.8	41.5	43.6	—	41.4	48.4	31.6	29.7	—	38.3
Farm	18.6	18.5	20.4	—	18.5	14.0	7.6	5.8	—	15.1
Non-Farm	23.2	23.0	23.2	—	22.9	34.4	24.0	23.8	—	23.2

TABLE 35(c): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1981

Number	TYPE OF DWELLING					Total Occupied Dwellings
	Total Households	Total Single Detached	Total Multiple	Apartment	Other Multiple	
Total	332,715	258,030	74,670	41,770	32,900	332,715
Urban	205,300	146,040	59,310	40,300	19,010	205,300
Estevan						
Melville						
Moose Jaw	12,665	9,395	3,270	2,225	1,045	12,665
North Battleford	5,105	3,770	1,335	830	505	5,105
Prince Albert	10,680	7,610	3,070	2,395	675	10,680
Regina	58,130	40,400	17,725	13,290	4,435	58,130
Saskatoon	57,335	37,870	19,465	14,345	5,120	57,335
Swift Current	5,615	3,985	1,630	1,110	520	5,615
Weyburn						
Yorkton	5,640	4,075	1,565	1,070	495	5,640
Total of Selected Cities						
Urban Remainder						
Rural	127,410	111,990	15,420	1,470	13,950	127,410
Farm	50,275	47,175	3,100	15	3,085	50,275
Non-Farm	77,135	64,815	12,320	1,460	10,860	77,135

TABLE 35(d): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1981

Percent	TYPE OF DWELLING					Total Occupied Dwellings
	Total Households	Total Single Detached	Total Multiple	Apartment	Other Multiple	
Total	100.0	100.0	100.0	100.0	100.0	100.0
Urban	61.7	56.6	79.4	96.5	57.8	61.7
Estevan						
Melville						
Moose Jaw	3.8	3.6	4.4	5.3	3.2	3.8
North Battleford	1.5	1.5	1.8	2.0	1.5	1.5
Prince Albert	3.2	2.9	4.1	5.7	2.1	3.2
Regina	17.5	15.7	23.7	31.8	13.5	17.5
Saskatoon	17.2	14.7	26.1	34.3	15.6	17.2
Swift Current	1.7	1.5	2.2	2.7	1.6	1.7
Weyburn						
Yorkton	1.7	1.6	2.1	2.6	1.5	1.7
Total of Selected Cities						
Urban Remainder						
Rural	38.3	43.4	20.7	3.5	42.4	38.3
Farm	15.1	18.3	4.2	.03	9.4	15.1
Non-Farm	23.2	25.1	16.5	3.49	33.0	23.2

TABLE 36(a): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1976

Number	Population	Total Families	Persons in Families	Average Number of Persons in Families	Total Family Households	Two or More Family Households	Population in Non-Family Households	Non-Family Households	Non-Family Population Per Non-Family Households	Total Households
Total	921,323	225,685	783,810	3.5	223,375	2,230	110,530	67,780	1.6	291,155
Urban	511,330	126,720	423,300	3.3	125,590	1,105	71,115	45,005	1.6	170,600
Estevan	8,847	2,195	7,595	3.5	2,175	20	1,025	665	1.5	2,840
Melville	5,149	1,335	4,315	3.2	1,335	5	650	460	1.4	1,790
Moose Jaw	32,581	8,210	26,185	3.2	8,145	75	4,570	3,160	1.5	11,300
North Battleford	13,158	3,220	10,910	3.4	3,200	25	1,955	1,170	1.7	4,365
Prince Albert	28,631	6,860	23,830	3.5	6,780	75	3,710	2,130	1.7	8,915
Regina	149,593	37,045	125,030	3.4	36,685	360	20,700	12,715	1.6	49,395
Saskatoon	133,750	32,635	109,610	3.4	32,340	290	20,545	12,460	1.6	44,800
Swift Current	14,264	3,620	11,905	3.3	3,595	25	1,880	1,335	1.4	4,930
Weyburn	8,892	2,175	7,070	2.8	2,155	20	1,195	805	1.5	2,965
Yorkton	14,119	3,630	11,830	3.3	3,600	25	1,870	1,185	1.6	4,790
Total of Selected Cities	408,984	100,925	338,280	3.4	100,010	920	58,100	36,085	1.6	136,090
Urban Remainder	102,346	25,795	85,020	3.3	25,580	185	13,015	8,920	1.5	34,510
Rural	409,990	98,965	360,510	3.6	97,780	1,125	39,415	22,770	1.7	120,555
Farm	192,565	46,225	177,380	3.8	45,845	370	11,335	5,235	2.2	51,090
Non-Farm	217,425	52,735	183,135	3.5	51,935	755	28,085	17,535	1.6	69,465

TABLE 36(b): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1976

Percent	Population	Total Families	Persons in Families	Average Number of Persons in Families	Total Family Households	Two or More Family Households	Population in Non-Family Households	Non-Family Households	Non-Family Population Per Non-Family Households	Total Households
Total	100.0	100.0	100.0	—	100.0	100.0	100.0	100.0	—	100.0
Urban	55.5	56.1	54.0	—	56.2	49.6	64.4	66.4	—	58.6
Estevan	.96	.97	.97	—	.97	.90	.93	.98	—	.98
Melville	.56	.59	.55	—	.60	.22	.59	.68	—	.61
Moose Jaw	3.5	3.6	3.3	—	3.6	3.4	4.1	4.7	—	3.9
North Battleford	1.4	1.4	1.4	—	1.4	1.1	1.8	1.7	—	1.5
Prince Albert	3.1	3.0	3.0	—	3.0	3.4	3.4	3.1	—	3.1
Regina	16.2	16.4	16.0	—	16.4	16.1	18.7	18.8	—	17.0
Saskatoon	14.5	14.5	14.0	—	14.5	13.0	18.6	18.4	—	15.4
Swift Current	1.5	1.6	1.5	—	1.6	1.1	1.7	2.0	—	1.7
Weyburn	1.0	.96	.90	—	.96	.90	1.1	1.2	—	1.0
Yorkton	1.5	1.6	1.5	—	1.6	1.1	1.7	1.7	—	1.6
Total of Selected Cities	44.4	44.7	43.2	—	44.8	41.3	52.6	53.2	—	46.7
Urban Remainder	11.1	11.4	10.8	—	11.4	8.3	11.8	13.2	—	11.9
Rural	44.5	43.9	46.0	—	43.8	50.4	35.7	33.6	—	41.4
Farm	20.9	20.5	22.6	—	20.5	16.6	10.3	7.7	—	17.5
Non-Farm	23.6	23.4	23.4	—	23.3	33.8	25.4	25.9	—	23.9

TABLE 36(c): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1976

Number	TYPE OF DWELLING					Total Occupied Dwellings
	Total Households	Total Single Detached	Total Multiple	Apartment	Other Multiple	
Total	291,150	224,510	66,640	34,325	32,315	291,150
Urban	170,600	117,095	53,500	32,195	21,305	170,600
Estevan	2,840	1,965	880	335	545	2,840
Melville	1,790	1,385	410	200	210	1,790
Moose Jaw	11,295	7,590	3,700	2,215	1,485	11,295
North Battleford	4,365	3,070	1,300	615	685	4,365
Prince Albert	8,915	6,220	2,695	1,710	985	8,915
Regina	49,395	33,020	16,375	12,150	4,225	49,395
Saskatoon	44,800	28,315	16,480	9,995	6,485	44,800
Swift Current	4,930	3,250	1,675	960	715	4,930
Weyburn	2,960	1,975	995	490	505	2,960
Yorkton	4,785	3,310	1,480	910	570	4,785
Total of Selected Cities	136,075	90,100	45,990	29,580	16,410	136,075
Urban Remainder	34,525	26,995	7,510	2,615	4,895	34,525
Rural	120,555	107,410	13,135	2,130	11,005	120,555
Farm	51,090	47,940	3,145	420	2,725	51,090
Non-Farm	69,465	59,470	10,000	1,715	8,285	69,465

TABLE 36(d): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1976

Percent	TYPE OF DWELLING					Total Occupied Dwellings
	Total Households	Total Single Detached	Total Multiple	Apartment	Other Multiple	
Total	100.0	100.0	100.0	100.0	100.0	100.0
Urban	58.6	52.2	80.3	93.8	65.9	58.6
Estevan	.97	.87	1.3	.97	1.7	.97
Melville	.61	.61	.61	.58	.64	.61
Moose Jaw	3.9	3.4	5.6	6.5	4.6	3.9
North Battleford	1.5	1.4	2.0	1.8	2.1	1.5
Prince Albert	3.1	2.8	4.0	5.0	3.0	3.1
Regina	17.0	14.7	24.6	35.4	13.1	17.0
Saskatoon	15.4	12.6	24.7	29.1	20.1	15.4
Swift Current	1.7	1.4	2.5	2.8	2.2	1.7
Weyburn	1.4	.87	1.5	1.5	1.6	1.4
Yorkton	1.6	1.5	2.2	2.7	1.8	1.6
Total of Selected Cities	46.7	40.1	69.0	86.2	50.8	46.7
Urban Remainder	11.9	12.0	11.3	7.6	15.1	11.9
Rural	41.4	47.8	19.7	6.2	34.0	41.4
Farm	17.5	21.3	4.7	1.2	8.4	17.5
Non-Farm	23.9	26.5	15.0	5.0	25.6	23.9

TABLE 37(a): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1971

Number	Population	Total Families	Persons in Families	Average Number of Persons in Families	Total Family Households	Two or More Family Households	Population in Non-Family Households	Non-Family Households	Non-Family Population Per Non-Family Households	Total Households
Total	926,242	215,759	806,124	3.7	212,365	2,635	104,290	55,480	1.9	267,845
Urban	490,630	116,825	416,390	3.6	115,220	1,410	66,270	33,630	2.0	148,850
Estevan	9,150	2,125	8,043	3.8	2,120	15	800	480	1.7	2,592
Melville	5,375	1,312	4,558	3.5	1,310	10	495	350	1.4	1,646
Moose Jaw	31,854	7,545	25,782	3.4	7,455	85	5,230	2,530	2.1	9,985
North Battleford	12,698	2,934	10,698	3.6	2,885	50	1,720	865	2.0	3,755
Prince Albert	28,464	6,367	23,818	3.7	6,240	110	3,915	1,630	2.4	7,875
Regina	139,469	33,396	119,415	3.6	32,885	470	18,060	9,370	1.9	42,255
Saskatoon	126,449	30,086	107,689	3.6	29,755	295	16,820	8,885	1.9	38,640
Swift Current	15,415	3,661	13,031	3.6	3,615	30	1,955	1,065	1.8	4,685
Weyburn	8,815	2,015	7,063	3.5	2,015	35	995	600	1.7	2,576
Yorkton	13,430	3,346	11,465	3.4	3,300	45	1,615	850	1.9	4,145
Total of Selected Cities	391,119	92,787	331,562	3.6	91,580	1,145	51,605	26,625	1.9	118,154
Urban Remainder	99,511	24,038	84,828	3.5	23,640	265	14,665	7,005	2.1	30,696
Rural	435,610	98,935	389,735	3.9	97,145	1,220	38,020	21,850	1.7	118,995
Farm	233,330	52,940	218,020	4.1	52,005	585	—	6,840	—	58,845
Non-Farm	202,280	45,995	171,715	3.7	45,140	635	—	15,010	—	60,150

TABLE 37(b): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1971

Percent	Population	Total Families	Persons in Families	Average Number of Persons in Families	Total Family Households	Two or More Family Households	Population in Non-Family Households	Non-Family Households	Non-Family Population Per Non-Family Households	Total Households
Total	100.0	100.0	100.0	—	100.0	100.0	100.0	100.0	—	100.0
Urban	53.0	54.1	51.7	—	54.3	53.5	63.5	60.6	—	55.6
Estevan	1.0	.98	1.0		1.0	0.6	0.8	0.9	—	1.0
Melville	.58	.61	.57	—	0.6	0.4	0.5	0.6	—	0.6
Moose Jaw	3.4	3.5	3.2	—	3.5	3.2	5.0	4.6	—	3.7
North Battleford	1.4	1.4	1.3	—	1.4	1.9	1.6	1.6	—	1.4
Prince Albert	3.1	2.9	3.0	—	2.9	4.2	3.8	2.9	—	2.9
Regina	15.1	15.5	14.8	—	15.5	17.8	17.3	16.9	—	15.8
Saskatoon	13.7	13.9	13.4	—	14.0	11.2	16.1	16.0	—	14.4
Swift Current	1.7	1.7	1.6	—	1.7	1.3	1.9	1.9	—	1.7
Weyburn	.95	.93	.88	—	0.9	1.3	0.9	1.1	—	1.0
Yorkton	1.4	1.6	1.4	—	1.6	1.7	1.5	1.5	—	1.5
Total of Selected Cities	42.2	43.0	41.1	—	43.1	43.5	49.5	48.0	—	44.1
Urban Remainder	10.7	11.1	10.5	—	11.1	10.0	14.1	12.6	—	11.5
Rural	47.0	45.9	48.3	—	45.7	46.3	36.4	39.4	—	44.4
Farm	25.2	24.5	27.0	—	24.5	22.2		12.3	—	22.0
Non-Farm	21.8	21.3	21.3	—	21.2	24.1		27.1	—	22.4

TABLE 37(c): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1971

Number	TYPE OF DWELLING					Total Occupied Dwellings
	Total Households	Total Single Detached	Total Multiple	Apartment	Other Multiple	
Total	267,565	218,050	49,515	28,295	21,220	267,565
Urban	148,645	105,750	42,895	27,245	16,650	148,645
Estevan						
Melville						
Moose Jaw	9,965	6,830	3,135	2,045	1,090	9,965
North Battleford	3,750	2,690	1,060	575	485	3,750
Prince Albert	7,860	5,495	2,365	1,475	890	7,860
Regina	42,180	28,765	13,415	10,185	3,230	42,180
Saskatoon	38,590	25,525	13,065	8,045	5,020	38,590
Swift Current	4,675	3,055	1,620	980	640	4,675
Weyburn						
Yorkton	4,140	3,045	1,095	730	365	4,140
Total of Selected Cities						
Urban Remainder						
Rural	118,920	112,300	6,620	1,055	5,565	118,920
Farm	58,845	57,685	1,160	20	1,140	58,845
Non-Farm	60,075	54,615	5,460	1,035	4,425	60,075

TABLE 37(d): FAMILIES BY SELECTED CHARACTERISTICS AND AREAS - 1971

Percent	TYPE OF DWELLING					Total Occupied Dwellings
	Total Households	Total Single Detached	Total Multiple	Apartment	Other Multiple	
Total	100.0	100.0	100.0	100.0	100.0	100.0
Urban	55.6	48.5	86.6	96.3	78.5	55.6
Estevan						
Melville						
Moose Jaw	3.7	3.1	6.3	7.2	5.1	3.7
North Battleford	1.4	1.2	2.1	2.0	2.3	1.4
Prince Albert	2.9	2.5	4.8	5.2	4.2	2.9
Regina	15.8	13.2	27.1	36.0	15.2	15.8
Saskatoon	14.4	11.7	26.4	28.4	23.7	14.4
Swift Current	1.7	1.4	3.3	3.5	3.0	1.7
Weyburn						
Yorkton	1.5	1.4	2.2	2.6	1.7	1.5
Total of Selected Cities						
Urban Remainder						
Rural	44.4	51.5	13.3	3.7	26.2	44.4
Farm	22.0	26.5	2.3	.07	5.4	22.0
Non-Farm	22.4	25.0	11.0	3.65	20.8	22.4

APPENDIX V

GENERAL BACKGROUND STATISTICS

TABLE 38: MARRIED MALES AS A PERCENTAGE OF ALL MALES IN AGE GROUP

Year	AGE										
	Under 20	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65+
1941	.1	11.9	44.8	67.9	75.8	79.1	80.6	79.8	78.0	74.6	64.3
1951	.1	20.3	67.7		82.0		83.0		80.9		67.2
1956	.2	24.9	69.7		83.3		83.3		81.2		68.2
1961	.2	29.3	66.8	77.7	82.0	84.2	84.4	84.2	82.6	80.5	69.2
1966	.2	31.1	71.7	82.0	83.6	84.6	85.1	84.8	83.7	82.3	69.2
1971	.4	33.6	74.2	84.5	85.7	85.2	84.9	84.9	84.0	82.3	71.2
1976	.7	37.8	73.9	85.0	87.6	87.1	85.9	84.9	84.2	83.1	73.0
1981	.6	34.0	70.7	83.9	87.3	87.9	86.4	85.0	83.6	83.1	74.4

SOURCE: Statistics Canada Censi

TABLE 39: SASKATCHEWAN'S POPULATION BY AGE COHORTS

(000's)

Age Group	1961 Census	1966 Census	1971 Census	1976 Census	1981 Census	1983 Estimate
0- 4	113.8	107.5	79.2	74.7	81.4	83.8
5- 9	106.9	110.1	99.0	78.0	77.4	78.9
10-14	94.3	103.3	102.3	95.3	79.8	79.6
15-19	72.9	88.4	95.8	96.9	94.9	88.2
20-24	57.0	62.1	68.8	81.4	89.0	92.3
25-29	55.1	52.4	53.0	65.1	81.2	86.7
30-34	58.4	52.2	47.3	51.0	67.2	72.2
35-39	58.9	55.0	48.3	45.1	51.5	58.3
40-44	56.9	55.4	50.7	45.7	45.4	47.5
45-49	52.6	53.6	52.1	47.7	45.2	44.6
50-54	44.8	49.7	49.7	49.1	47.3	46.5
55-59	37.2	42.3	46.7	46.3	47.2	46.9
60-64	30.8	34.3	38.5	42.9	44.2	44.9
65-69	28.2	27.3	31.1	34.7	39.6	40.6
70-74	25.3	24.0	23.0	26.2	30.5	32.3
75-79	18.0	19.1	18.3	18.1	21.4	23.2
80-84	9.4	11.9	13.1	12.5	13.1	14.3
85-89	3.7	5.1	6.8	7.1	7.4	7.5
90+	1.1	1.6	2.5	3.5	4.1	4.4
TOTAL	925.2	955.3	926.2	921.3	968.3	992.7

SOURCES: 1961 to 1981, Census of Canada;
1983, Statistics Canada Daily, 1983, September 19.

TABLE 40: PERSONS PER CENSUS FAMILY SASKATCHEWAN

Year	Percentage
1951	3.7
1961	3.8
1966	3.9
1971	3.7
1976	3.5
1981	3.3
1985	3.3
1986	3.3
1987	3.3
1988	3.3
1989	3.295
1990	3.290
1991	3.285
1992	3.280
1993	3.275
1994	3.270

SOURCE: - 1951-1981 are from Statistics Canada Censi
- 1985-1994 are forecasts

APPENDIX VI

SASKATCHEWAN HOUSING STARTS

TABLE 41: URBAN SASKATCHEWAN - TOTAL STARTS

Year	January	February	March	April	May	June	July	August	September	October	November	December	Annual Total
1971	35	30	61	67	144	174	241	407	215	500	306	144	2,324
1972	218	111	114	205	214	279	357	565	285	250	286	254	3,138
1973	140	291	270	334	538	259	487	343	369	380	382	242	4,035
1974	323	231	224	164	313	479	573	404	514	589	511	305	4,630
1975	182	97	122	281	525	555	1,138	868	938	1,125	1,067	340	7,238
1976	362	498	414	368	649	687	1,236	745	672	962	1,581	750	8,924
1977	458	284	585	926	807	575	410	740	823	1,054	952	1,712	9,326
1978	1,053	248	486	405	782	451	549	360	323	667	577	426	6,327
1979	446	470	932	181	973	938	411	459	907	882	1,332	551	8,482
1980	177	238	106	458	456	183	314	608	322	425	414	317	4,018
1981	361	174	317	613	531	528	199	297	166	308	502	411	4,407
1982	1,060	323	287	744	332	328	793	232	412	448	600	472	6,031
1983	361	472	793	1,206	1,152	562	305	453	142	142	240	105	5,933
1984	377	220	346	383	297	316	241	328	375	145	239	189	3,456

TABLE 42: URBAN SASKATCHEWAN - SINGLE FAMILY STARTS

Year	January	February	March	April	May	June	July	August	September	October	November	December	Annual Total
1971	31	30	55	59	138	158	215	258	207	320	205	142	1,818
1972	209	109	52	130	186	232	256	364	253	212	286	242	2,531
1973	140	111	140	149	274	253	373	316	256	300	254	206	2,772
1974	173	231	174	162	282	437	337	388	478	496	481	199	3,838
1975	182	97	122	269	356	524	717	464	572	660	523	334	4,820
1976	212	358	151	226	496	450	699	538	278	347	749	370	4,874
1977	244	182	234	174	466	402	378	527	399	540	377	267	4,190
1978	143	160	161	182	377	297	433	262	273	412	412	304	3,416
1979	329	177	118	113	420	466	334	413	455	389	486	250	3,950
1980	95	85	80	87	151	175	222	316	260	315	168	139	2,093
1981	117	96	110	199	462	410	153	256	149	122	80	65	2,219
1982	39	32	54	78	142	206	229	148	140	158	178	166	1,570
1983	112	193	355	785	638	267	190	220	104	91	121	72	3,148
1984	66	67	140	252	232	242	193	241	166	125	163	109	1,996

TABLE 43: URBAN SASKATCHEWAN - MULTIPLE STARTS

Year	January	February	March	April	May	June	July	August	September	October	November	December	Annual Total
1971	4	0	6	8	6	16	26	149	8	180	101	2	506
1972	9	2	62	75	28	47	101	201	32	38	—	12	607
1973	0	180	130	185	264	6	114	27	113	80	128	36	1,263
1974	150	0	50	2	31	42	236	16	36	93	30	106	792
1975	0	0	0	12	169	31	421	404	366	465	544	6	2,418
1976	150	140	263	142	153	237	537	207	394	615	832	380	4,050
1977	214	102	351	752	341	173	32	213	424	514	575	1,445	5,136
1978	910	88	325	223	405	154	116	98	50	255	165	122	2,911
1979	117	293	814	68	553	472	77	46	452	493	846	301	4,532
1980	82	153	26	371	305	8	92	292	62	110	246	178	1,925
1981	244	78	207	414	69	118	46	41	17	186	422	346	2,188
1982	1,021	291	233	666	190	122	564	84	272	290	422	306	4,461
1983	249	279	438	421	514	295	115	233	38	51	119	33	2,785
1984	311	153	206	131	65	74	48	87	209	20	76	80	1,460

TABLE 44: RURAL SASKATCHEWAN - TOTAL STARTS

Year	March	June	September	December	Annual Total
1971	188	357	321	370	1,236
1972	119	491	689	408	1,707
1973	251	504	965	631	2,351
1974	262	632	1,283	877	3,054
1975	225	537	1,457	1,048	3,267
1976	353	1,179	1,171	1,516	4,219
1977	475	1,018	875	1,131	3,499
1978	312	848	833	1,207	3,200
1979	584	511	1,301	864	3,260
1980	657	470	494	611	2,232
1981	407	387	473	298	1,565
1982	254	103	240	194	791
1983	199	551	332	254	1,336
1984	538	383	297	547	1,765

TABLE 45: RURAL SASKATCHEWAN - SINGLE STARTS

Year	March	June	September	December	Annual Total
1971	169	316	319	310	1,114
1972	59	431	653	271	1,414
1973	251	423	829	563	2,066
1974	157	616	1,107	672	2,552
1975	129	344	1,229	894	2,596
1976	176	902	904	747	2,729
1977	399	781	675	660	2,515
1978	192	700	733	823	2,448
1979	462	443	1,235	668	2,808
1980	396	330	335	528	1,589
1981	219	309	276	166	970
1982	134	65	218	192	609
1983	165	538	242	181	1,126
1984	211	210	234	360	1,015

TABLE 46: RURAL SASKATCHEWAN - MULTIPLE STARTS

Year	March	June	September	December	Annual Total
1971	19	41	2	60	122
1972	60	60	36	137	293
1973	0	81	136	68	285
1974	105	16	176	205	502
1975	96	193	228	154	671
1976	177	277	267	769	1,490
1977	76	237	200	471	984
1978	120	148	100	384	752
1979	122	68	66	196	452
1980	261	140	159	83	643
1981	188	78	197	132	595
1982	120	38	22	2	182
1983	34	13	90	73	210
1984	327	173	63	187	750

APPENDIX VII

GLOSSARY OF TERMS

GLOSSARY OF TERMS

CENSUS FAMILY - refers to a husband and wife (with or without children who have never married, regardless of age), or a lone parent of any marital status with one or more children who have never married, regardless of age, living in the same dwelling. For census purposes, persons living in a common law type of arrangement are considered as now married, regardless of their legal marital status; they accordingly appear as a husband and wife family in the census family table (this does not apply to censi prior to 1961).

CENSUS FARM
1981 Definition - refers to any agricultural holding with sales of agricultural products, during the twelve month period prior to the census, of $250 or more.

1976 Definition - refers to any agricultural holding of one acre or more with sales of agricultural products during the year 1975, or $1,200 or more.

1971 Definition - refers to any agricultural holding of one acre or more with sales of agricultural products, during the twelve month period prior to the census of $50 or more.

COLLECTIVE HOUSEHOLD - refers to a group of persons who occupy a collective dwelling and do not have a usual place of residence elsewhere in Canada.

COMPLETION - a completion is the stage at which all proposed construction work on a dwelling unit has been performed.

FAMILY HOUSEHOLD - refers to a household that contains at least one census family.

HOUSEHOLD - refers to a person or group of persons (other than foreign residents) who occupy a dwelling and do not have a usual place of residence elsewhere in Canada. It usually consists of a family group with or without lodgers, employees, etc. However, it may consist of two or more families sharing a dwelling, a group of unrelated persons, or one person living alone.

NON-FAMILY HOUSEHOLD - refers to one person who lives alone in a private dwelling or to a group of persons who occupy a private dwelling and do not constitute a census family.

NON-FAMILY PERSONS - refers to household members who do not belong to a census family. They may be related to the household reference person - Person 1 - (i.e., brother-in-law, cousin, grandparent) or unrelated (i.e., lodger, room-mate, employee). A person living alone is always a non-family person.

PRIVATE HOUSEHOLD - refers to a person or group of persons (other than foreign residents) who occupy a private dwelling and do not have a usual place of residence elsewhere in Canada. The number of private households equals the number of occupied private dwellings.

RURAL AREA (CENSUS DEFINITION) - refers to an area having a population concentration of less than 1,000 or a population density of less than 400 per square kilometer.

RURAL AREA (FOR STARTS AND COMPLETIONS) - areas not designated as urban.

START - a start is recorded when the footing has been installed, that is, when the concrete has been poured for the whole of the footing around the structure.

URBAN AREA (CENSUS DEFINITION) - refers to an area having a population concentration of 1,000 or more and a population density of 400 or more per square kilometer.

URBAN AREA (FOR STARTS AND COMPLETIONS) - refers to urban centres of 10,000 population or more.